



Residential First Charge Mortgage

PRODUCT GUIDES

United Trust Bank offers an enhanced range of specialist mortgage products, designed to accommodate those underserved customers who have more complex circumstances or just do not "fit the box" of conventional high street lenders. Combining technology with our specialist underwriters we can individually assess each application on its merits, aiming to fulfill the needs of customers wishing to purchase their home or to raise capital for a variety of purposes.

Pre-submission enquiries

Call: 020 7031 1551

Email: mortgage.enquiries@utbank.co.uk

For post-submission enquiries call:

020 7031 1552 to speak to your underwriter



Personal finance awards 2023
best second mortgage lender

What mortgage awards 2023
best second mortgage lender

Mortgage strategy awards 2023
best second charge lender

Moneyfacts awards 2022
best secured loan provider

Residential First Charge Mortgages

Prime Plus Residential Mortgages

Prime Plus Mortgage Types



Purchase



Remortgage



Interest Only



Mortgage Prisoners



Unencumbered



First time buyer

Max LTV Loan	60% £25k to £1M	70% £25k to £1M	75% £25k to £1M	80% £25k to £1M	85% £25k to £1M	Early Redemption Charges
BoE Life Time Tracker	+2.19%	+2.19%	+2.29%	+2.59%	+2.99%	3%, 2%
2 Yr Fix	6.44%	6.44%	6.44%	6.84%	7.24%	3%, 2%
3 Yr Fix	5.39%	6.39%	6.39%	6.79%	7.14%	3%, 2%, 2%
5 Yr Fix	6.04%	6.04%	6.04%	6.14%	6.34%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, 2 Year ERC	6.94%	6.94%	6.99%	7.19%	7.49%	5%, 4%

Acceptable Adverse	Interest Only	Unencumbered	Key Criteria	Key Income	Revisionary rates
<p>Unsecured Credit All accounts currently up to date. Previous conduct may impact credit score.</p> <p>Secured Loans and Mortgages 0 in 3m, 0 in 12. 0 Outstanding.</p> <p>CCJ 0 in 24m. Ignore if <£300.</p> <p>Defaults 0 in 24m. Ignore if <£300.</p>	<ul style="list-style-type: none"> Available on all plans 75% max LTV 70% max downsize Standard LTI Affordability stressed on IO repayment only Not available for FTBs Minimum income £50k Minimum age 25 	<ul style="list-style-type: none"> 0.5% rate loading 4x LTI Reduced product fee of £995 Minimum loan size £5,000 Maximum Loan Size £250 000 gO not available Max 70% LTV 	<ul style="list-style-type: none"> Product fee: £1495 Minimum age 21 Max age 85 Lending into retirement Max term 40 years Min term 5 years Max applicants 2 Max Loan £1M Min Loan £25k Broker fee max £5k or 12.5% 	<ul style="list-style-type: none"> 5x LTI to 60% LTV 4.5x LTI >60%LTV Minimum income £15,000, £25000 FTBs 50% Bonus and overtime accepted with latest P60 Self employed 2 years accounts Contractors considered 	<ul style="list-style-type: none"> BBR+ 4.75% < 75% BBR+ 5% > 75% Follow the BoE rate at the stated margin, down to a minimum of 0.5% Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%

Residential First Charge Mortgages

Prime Residential Mortgages

Prime Mortgage Types



Purchase



Remortgage



Interest Only



Mortgage Prisoners



Unencumbered



First time buyer

Max LTV Loan	60% £25k to £1M	70% £25k to £1M	75% £25k to £1M	80% £25k to £1M	85% £25k to £1M	Early Redemption Charges
BoE Life Time Tracker	+2.34%%	+2.34%	+2.44%	+2.74%	+3.14%	3%, 2%
2 Yr Fix	6.69%	6.69%	6.79%	7.09%	7.49%	3%, 2%
3 Yr Fix	6.64%	6.64%	6.74%	7.04%	7.39%	3%, 2%, 2%
5 Yr Fix	6.69%	6.69%	6.74%	6.94%	7.14%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, 2 Year ERC	7.19%	7.19%	7.24%	7.44%	7.74%	5%, 4%

Acceptable Adverse	Interest Only	Unencumbered	Key Criteria	Key Income	Revisionary rates
<p>Unsecured Credit All accounts currently up to date. Previous conduct may impact credit score</p> <p>Secured Loans and Mortgages 0 in 3m, 0 in 12. 0 Outstanding</p> <p>CCJ 0 in 24m. Ignore if <£300</p> <p>Defaults 0 in 24. Ignore if <£300</p>	<ul style="list-style-type: none"> Available on all plans 75% max LTV 70% max downsize Standard LTI Stressed on IO repayment only Not available for FTBs Minimum income £50k Minimum age 25 	<ul style="list-style-type: none"> 0.5% rate loading 4x LTI Reduced product fee of £995 Minimum loan size £5,000 Maximum Loan Size £250 000 gO not available Max 70% LTV 	<ul style="list-style-type: none"> Product fee: £1495 Minimum age 21 Max age 85 Lending into retirement Max term 40 years Min term 5 years Max applicants 2 Max Loan £1M Min Loan £25k Broker fee max £5k or 12.5% 	<ul style="list-style-type: none"> 5x LTI to 60% LTV 4.5x LTI >60%LTV Minimum income £15,000, £25,000 FTBs 50% Bonus and overtime accepted with latest P60 Self employed 2 years accounts Contractors considered 	<ul style="list-style-type: none"> BBR +4.75% < 75% BBR +5% > 75% Follow the BoE rate at the stated margin, down to a minimum of 0.5% Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%

Residential First Charge Mortgages

Near Prime Residential Mortgages

Prime Plus Mortgage Types



Purchase



Remortgage



Unencumbered

Max LTV Loan	60% £25k to £1M	70% £25k to £1M	75% £25k to £1M	80% £25k to £1M	85% £25k to £1M	Early Redemption Charges
BoE Life Time Tracker	+2.74%	+2.74%	+2.84%	+3.14%	+3.54%	3%, 2%
2 Yr Fix	7.09%	7.09%	7.19%	7.59%	8.09%	3%, 2%
3 Yr Fix	7.04%	7.04%	7.14%	7.44%	7.99%	3%, 2%, 2%
5 Yr Fix	7.09%	7.09%	7.14%	7.54%	7.94%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, 2 Year ERC	7.59%	7.59%	7.64%	7.94%	8.54%	5%, 4%

Acceptable Adverse	Interest Only	Unencumbered	Key Criteria	Key Income	Revisionary rates
<p>Unsecured Credit Unsecured credit profile ignored if being consolidated. Previous conduct may impact credit score.</p> <p>Secured Loans and Mortgages 0 in 3months, 1 in 12. Max 1 outstanding.</p> <p>CCJ 1 in 24m. Ignore if <£300.</p> <p>Defaults Max 1 in 24m. Ignore if < £300.</p>	<ul style="list-style-type: none"> Not available 	<ul style="list-style-type: none"> 0.5% rate loading 4x LTI Reduced product fee of £995 Minimum loan size £5,000 Maximum Loan Size £250 000 Max 70% LTV 	<ul style="list-style-type: none"> Product fee: £1495 Minimum age 21 Max age 85 Lending into retirement Max term 40 years Min term 5 years Max applicants 2 Max Loan £1M Min Loan £25k Broker fee max £5k or 12.5% 	<ul style="list-style-type: none"> 5x LTI to 60% LTV 4.5x LTI >60% LTV Minimum income £15,000 50% Bonus and overtime accepted with latest P60 Self employed 2 years accounts Contractors considered 	<ul style="list-style-type: none"> 4.75% < 75% 5% > 75% Follow the BoE rate at the stated margin, down to a minimum of 0.5% Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%

Contact Us

Our Team, always on hand to help

Residential, buy to let or second charge



Caroline Mirakian
Sales & Marketing Director

Nationwide
M: 07825 720 586
cmirakian@utbank.co.uk

Field Team for our club and network partners



Hannah Oades
Head of Network and Club Distribution

Nationwide
M: 07423 789 983
hoades@utbank.co.uk



Frankie Kitchen
Business Development Manager

London & Midlands
M: 07557 311 615
fkitchen@utbank.co.uk



Rachel Shackleton
Business Development Manager

South of England and Wales
M: 07471 971 236
rshackleton@utbank.co.uk

Key Account Team for our Specialist Distributors



Chris Pedlar
Head of Specialist Distribution

North Region
M: 07787 296 057
cpedlar@utbank.co.uk



Jigar Patel
Head of Specialist Distribution

South Region
M: 07796 348 031
jpatel@utbank.co.uk

All team members are supported by a dedicated telephony business relationship manager

T: 0207 031 1551

E: mortgage.enquiries@utbank.co.uk

Contact Us

Useful Contacts

Enquiries: **020 7031 1551**

Email: **mortgage.enquiries@utbank.co.uk**

Website: **utbank.co.uk**

Twitter: **utb_mortgages**

Division	Contact	Email
Mortgage Enquires Team (Pre submission)	0207 031 1551	Mortgage.enquiries@utbank.co.uk
Residential Underwriting (Post submission)	0207 031 1552	
BTL Underwriting (Post submission)	0203 862 1298	btlmortgages@utbank.co.uk

For Registration, procuration fee and sourcing queries please contact Intermediary Support - on 0207 031 1551 Email: mortgage.enquiries@utbank.co.uk

United Trust Bank Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority. Member of UK Finance. Registered in England and Wales 549690. One Ropemaker Street, London EC2Y 9AW.

This information is strictly for the use of professional intermediaries only.

Quick Links

To register as new intermediary
[**Click here**](#)

To access online document library
[**Click here**](#)

To read our case studies for deals
we've recently supported
[**Click here**](#)

To search our Criteria on the
Knowledge Bank site
[**Click here**](#)