



Residential Second Charge Loans

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 Second Charge Loans

Prime Plus Second Charge Loans

Prime Plus loan purposes



Home Improvements



Capital raising



Debt Consolidation

Max LTV Loan	65% £10k to £500k	70% £10k to £500k	75% £10k to £500k	80% £10k to £500k	85% £10k to £500k	Early Redemption Charges
BoE Life Time Tracker	+3.24%	+3.84%	+4.34%	+5.54%	+6.84%	3%, 2%
2 Yr Fix	7.19%	7.69%	8.04%	8.94%	9.94%	3%, 2%
3 Yr Fix	7.09%	7.64%	7.99%	8.84%	9.84%	3%, 2%, 2%
5 Yr Fix	5.99%	6.94%	7.35%	8.25%	8.99%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.55%	7.04%	7.45%	8.35%	9.39%	

Acceptable Adverse	Fees	Loan Purpose	Key Criteria	Key Income	Revisionary rates
<p>Unsecured Credit</p> <p>All accounts currently up to date. Previous conduct may impact credit</p> <p><small>score.</small></p> <p>Secured Loans and Mortgages</p> <p>0 in 3m, 0 in 12. 0 Outstanding.</p> <p>CCJ</p> <p>0 in 24m. Ignore if <£300.</p> <p>Defaults</p> <p>0 in 24m. Ignore if <£300.</p>	<ul style="list-style-type: none"> Product fee: <£125k = £995 <£500k = £1,495 Broker fee: max £5k or 12.5% 	<ul style="list-style-type: none"> Capital raising Debt consolidation Home Improvements Repayment of personal tax bills Purchase of/deposit for additional properties in UK Other loan purposes available 	<ul style="list-style-type: none"> Minimum age 18 Max age 85 Lending into retirement Max term 30 years Min term 3 years Max applicants 2 Max Loan £500k to 85% LTV Min Loan £10k Broker fee max £5k or 12.5% 	<ul style="list-style-type: none"> 6x LTI to 85% 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"> BBR+5% < 75% BBR+5.25% > 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 Second Charge Loans

Prime Second Charge Loans

Prime loan purposes



Home Improvements



Capital raising



Debt Consolidation

Max LTV Loan	65% £10k to £500k	70% £10k to £500k	75% £10k to £500k	80% £10k to £500k	85% £10k to £500k	Early Redemption Charges
BoE Life Time Tracker	+3.34%	+3.94%	+4.44%	+5.64%	+6.94%	3%, 2%
2 Yr Fix	7.29%	7.79%	8.14%	9.04%	9.99%	3%, 2%
3 Yr Fix	7.19%	7.69%	8.04%	8.94%	9.97%	3%, 2%, 2%
5 Yr Fix	6.65%	7.04%	7.45%	8.35%	9.39%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.75%	7.14%	7.55%	8.45%	9.49%	

Acceptable Adverse	Fees	Loan Purpose	Key Criteria	Key Income	Revisionary rates
<p>Unsecured Credit</p> <p>All accounts currently up to date. Previous conduct may impact credit score</p>	<ul style="list-style-type: none"> Product fee: <£125k = £995 <£500k = £1,495 Broker fee: max £5k or 12.5% 	<ul style="list-style-type: none"> Capital raising Debt consolidation Home Improvements Repayment of personal tax bills Purchase of/deposit for additional properties in UK Other loan purposes available 	<ul style="list-style-type: none"> Minimum age 18 Max age 85 Lending into retirement Max term 30 years Min term 3 years Max applicants 2 Max Loan £500k to 85% LTV Min Loan £10k Broker fee max £5k or 12.5% 	<ul style="list-style-type: none"> 6x LTI to 85% 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"> BBR+5% < 75% BBR+5.25% > 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%
<p>Secured Loans and Mortgages</p> <p>0 in 3m, 0 in 12. 0 Outstanding.</p>					
<p>CCJ</p> <p>0 in 24m. Ignore if <£300.</p>					
<p>Defaults</p> <p>0 in 24. Ignore if <£300.</p>					

Residential Second Charge Loans

Near Prime Second Charge Loans

Near Prime loan purposes



Home Improvements



Capital raising



Debt Consolidation

Max LTV Loan	65% £10k to £500k	70% £10 to £500k	75% £10k to £500k	80% £10k to £500k	85% £10k to £500k	Early Redemption Charges
BoE Life Time Tracker	+4.54%	+5.14%	+5.64%	+6.84%	+8.14%	3%, 2%
2 Yr Fix	8.59%	8.89%	9.19%	9.94%	11.15%	3%, 2%
3 Yr Fix	8.49%	8.79%	9.09%	9.84%	11.13%	3%, 2%, 2%
5 Yr Fix	7.39%	7.69%	8.49%	9.64%	10.64%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.49%	7.79%	8.59%	9.74%	10.74%	

Acceptable Adverse	Fees	Loan Purpose	Key Criteria	Key Income	Revisionary rates
<p>Unsecured Credit</p> <p>Unsecured credit profile ignored if being consolidated. Previous conduct may impact credit score.</p>	<ul style="list-style-type: none"> Product fee: <£125k = £995 <£500k = £1,495 Broker fee: max £5k or 12.5% 	<ul style="list-style-type: none"> Capital raising Debt consolidation Home Improvements Repayment of personal tax bills Purchase of/deposit for additional properties in UK Other loan purposes available 	<ul style="list-style-type: none"> Minimum age 18 Max age 85 Lending into retirement Max term 30 years Min term 3 years Max applicants 2 Max Loan £500k to 85% LTV Min Loan £10k Broker fee max £5k or 12.5% 	<ul style="list-style-type: none"> 6x LTI to 85% 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"> BBR+5% < 75% BBR+5.25% > 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
<p>Secured Loans and Mortgages</p> <p>0 in 3m, 1 in 12m. Max 1 outstanding.</p>					
<p>CCJ</p> <p>Max 1 in 24m. Ignore if <£300.</p>					
<p>Defaults</p> <p>Max 1 in 24m. Ignore if < £300.</p>					

Contact Us

Our Team, always on hand to help

Residential, buy to let or second charge



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Contact Us

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Website: **utbank.co.uk**

Twitter: **utb_mortgages**

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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

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