



United Trust Bank Product Guide Residential First Charge Mortgages

United Trust Bank offers an enhanced range of specialist mortgage products, designed to accommodate those underserved customers who do not meet the high street approach of a minimum credit score or automated process. Combining technology with our specialist underwriters we can individually assess each application on its merits, aiming to fulfil the needs of customers wishing to purchase their home or to raise capital for a variety of purposes.



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



Prime Plus Residential Mortgages

Max LTV Loan	60% £25k to £1M	70% £25k to £1M	75% £25k to £1M	80% £25k to £1M	85% £25k to £500k	Early Redemption Charges
BoE Life Time Tracker	+2.19%	+2.19%	+2.29%	+2.59%	+2.99%	2.00%, 0.75%
2 Yr Fix	6.44%	6.44%	6.54%	6.84%	7.24%	2.00%, 0.75%
3 Yr Fix	6.39%	6.39%	6.49%	6.79%	7.14%	3.25%, 2.00%, 0.75%
5 Yr Fix	5.99%	5.99%	5.99%	6.19%	6.49%	4.00%, 3.00%, 2.25%, 1.50%, 0.50%
5 Yr Fix, 2 Year ERC	6.84%	6.84%	6.94%	7.24%	7.64%	4.00%, 3.00%

Acceptable Adverse	Interest Only	Unencumbered	Key Criteria	Key Income	Reversionary Rates
Unsecured Credit	Available on all plans	0.5% rate loading	Product fee: £1,495	5x LTI to 60% LTV	BBR+4.75% < 75%
All accounts currently up to date. Previous conduct may impact credit score.	75% max LTV	4x LTI	Minimum age 21	4.5x LTI 60%-80% LTV	BBR+5% > 75%
Secured Loans and Mortgages	70% max downsize	Reduced product fee of £995	Max age 85	4x LTI to 85% LTV	Follow the BoE rate at the stated margin, down to a minimum of 0.5%
0 in 3m, 0 in 12m. 0 outstanding.	Standard LTI	Minimum loan size £5,000	Lending into retirement	Minimum income £15,000 (£25,000 FTBs)	Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%
CCJ	Affordability stressed on IO repayment only	Maximum Loan Size £250,000	Max term 40 years	50% Bonus and overtime accepted with 18 months history	
0 in 24m. Max of 1 over 24m old providing all total less than £5k-ignore if <£300.	Not available for FTBs	Maximum LTV 70%	Min term 5 years	Self employed 2 years accounts	
Defaults	Minimum income £50k	Interest Only not available	Max applicants 2	Contractors considered	
0 in 24m. Max of 1 over 24m old, providing all total less than £5k-ignore if <£300.	Minimum age 25		Max Loan £1M		
			Min Loan £25k		
			Broker fee max £5k or 12.5%		

Prime Plus Mortgage Types



Prime Residential Mortgages

Max LTV Loan	60% £25k to £1M	70% £25k to £1M	75% £25k to £1M	80% £25k to £1M	85% £25k to £500k	Early Redemption Charges
BoE Life Time Tracker	+2.34%	+2.34%	+2.44%	+2.74%	+3.14%	2.00%, 0.75%
2 Yr Fix	6.59%	6.59%	6.69%	6.99%	7.39%	2.00%, 0.75%
3 Yr Fix	6.54%	6.54%	6.64%	6.94%	7.29%	3.25%, 2.00%, 0.75%
5 Yr Fix	6.49%	6.49%	6.59%	6.89%	7.19%	4.00%, 3.00%, 2.25%, 1.50%, 0.50%
5 Yr Fix, 2 Year ERC	6.99%	6.99%	7.09%	7.39%	7.79%	4.00%, 3.00%

Acceptable Adverse	Interest Only	Unencumbered	Key Criteria	Key Income	Reversionary Rates
Unsecured Credit	Available on all plans	0.5% rate loading	Product fee: £1,495	5x LTI to 60% LTV	BBR+4.75% < 75%
All accounts currently up to date. Previous conduct may impact credit score.	75% max LTV	4x LTI	Minimum age 21	4.5x LTI 60%-80% LTV	BBR+5% > 75%
Secured Loans and Mortgages	70% max downsize	Reduced product fee of £995	Max age 85	4x LTI to 85% LTV	Follow the BoE rate at the stated margin, down to a minimum of 0.5%
0 in 3m, 0 in 12m. 0 outstanding.	Standard LTI	Minimum loan size £5,000	Lending into retirement	Minimum income £15,000 (£25,000 FTBs)	Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%
CCJ	Affordability stressed on IO repayment only	Maximum Loan Size £250,000	Max term 40 years	50% Bonus and overtime accepted with 18 months history	
0 in 24m. Max of 2 over 24m old providing all total less than £5k-ignore if <£300.	Not available for FTBs	Maximum LTV 70%	Min term 5 years	Self employed 2 years accounts	
Defaults	Minimum income £50k	Interest Only not available	Max applicants 2	Contractors considered	
0 in 24m. Max of 3 over 24m old, providing all total less than £5k-ignore if <£300.	Minimum age 25		Max Loan £1M		
			Min Loan £25k		
			Broker fee max £5k or 12.5%		

Prime Mortgage Types



Near Prime Residential Mortgages

Max LTV Loan	60% £25k to £1M	70% £25k to £1M	75% £25k to £1M	80% £25k to £1M	85% £25k to £500k	Early Redemption Charges
BoE Life Time Tracker	+2.74%	+2.74%	+2.84%	+3.14%	+3.54%	2.00%, 0.75%
2 Yr Fix	6.99%	6.99%	7.09%	7.49%	7.99%	2.00%, 0.75%
3 Yr Fix	6.94%	6.94%	7.04%	7.34%	7.89%	3.25%, 2.00%, 0.75%
5 Yr Fix	6.89%	6.89%	6.99%	7.39%	7.79%	4.00%, 3.00%, 2.25%, 1.50%, 0.50%
5 Yr Fix, 2 Year ERC	7.39%	7.39%	7.49%	7.79%	8.39%	4.00%, 3.00%

Acceptable Adverse	Interest Only	Unencumbered	Key Criteria	Key Income	Reversionary Rates
Unsecured Credit Unsecured credit profile ignored if being consolidated. Previous conduct may impact credit score.	Not available	Not available	Product fee: £1,495 Minimum age 21 Max age 85 Max term 40 years Min term 5 years Max applicants 2 Max Loan £1M Min Loan £25k Broker fee max £5k or 12.5% Not available FTBs	5x LTI to 60% LTV 4.5x LTI 60%-80% LTV 4x LTI to 85% LTV Minimum income £15,000 50% Bonus and overtime accepted with 18 months history Self employed 2 years accounts Contractors considered	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%
Secured Loans and Mortgages 0 in 3m, 1 in 12m. Max 1 outstanding.					
CCJ Max 1 in 24m. No Max number or £ over 24m -ignore if <£300.					
Defaults Max 1 in 24m. No max number or £ over 24m ignore if < £300.					

Near Prime Mortgage Types

