



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 £1M | Early Redemption Charges |
|-----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-----------------------------------|
| BoE Life Time Tracker | +2.19% | +2.19% | +2.29% | +2.59% | +2.99% | 2.00%, 0.75% |
| 2 Yr Fix | 6.64% | 6.64% | 6.74% | 7.04% | 7.44% | 2.00%, 0.75% |
| 3 Yr Fix | 6.59% | 6.59% | 6.69% | 6.99% | 7.34% | 3.25%, 2.00%, 0.75% |
| 5 Yr Fix | 6.29% | 6.29% | 6.29% | 6.49% | 6.79% | 4.00%, 3.00%, 2.25%, 1.50%, 0.50% |
| 5 Yr Fix, 2 Year ERC | 7.14% | 7.14% | 7.24% | 7.54% | 7.94% | 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 | 4.5x 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 latest P60 | |
| 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 £1M | Early Redemption Charges |
|-----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-----------------------------------|
| BoE Life Time Tracker | +2.34% | +2.34% | +2.44% | +2.74% | +3.14% | 2.00%, 0.75% |
| 2 Yr Fix | 6.89% | 6.89% | 6.99% | 7.29% | 7.69% | 2.00%, 0.75% |
| 3 Yr Fix | 6.84% | 6.84% | 6.94% | 7.24% | 7.59% | 3.25%, 2.00%, 0.75% |
| 5 Yr Fix | 6.89% | 6.89% | 6.99% | 7.29% | 7.59% | 4.00%, 3.00%, 2.25%, 1.50%, 0.50% |
| 5 Yr Fix, 2 Year ERC | 7.39% | 7.39% | 7.49% | 7.79% | 8.19% | 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 | 4.5x 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 latest P60 | |
| 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 Contractors considered | |
| Defaults | Minimum income £50k | Interest Only not available | Max applicants 2 | | |
| 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 £1M | Early Redemption Charges |
|-----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|-----------------------------------|
| BoE Life Time Tracker | +2.74% | +2.74% | +2.84% | +3.14% | +3.54% | 2.00%, 0.75% |
| 2 Yr Fix | 7.29% | 7.29% | 7.39% | 7.79% | 8.29% | 2.00%, 0.75% |
| 3 Yr Fix | 7.24% | 7.24% | 7.34% | 7.64% | 8.19% | 3.25%, 2.00%, 0.75% |
| 5 Yr Fix | 7.29% | 7.29% | 7.39% | 7.79% | 8.19% | 4.00%, 3.00%, 2.25%, 1.50%, 0.50% |
| 5 Yr Fix, 2 Year ERC | 7.79% | 7.79% | 7.89% | 8.19% | 8.79% | 4.00%, 3.00% |

| Acceptable Adverse | Interest Only | Unencumbered | Key Criteria | Key Income | Reversionary Rates |
|---|---------------|---------------|---|--|---|
| <p>Unsecured Credit</p> <p>Unsecured credit profile ignored if being consolidated. Previous conduct may impact credit score.</p> | Not available | Not available | <p>Product fee: £1,495</p> <p>Minimum age 21</p> <p>Max age 85</p> <p>Max term 40 years</p> <p>Min term 5 years</p> <p>Max applicants 2</p> <p>Max Loan £1M</p> <p>Min Loan £25k</p> <p>Broker fee max £5k or 12.5%</p> <p>Not available FTBs</p> | <p>5x LTI to 60% LTV</p> <p>4.5x LTI 60%-80% LTV</p> <p>4.5x LTI to 85% LTV</p> <p>Minimum income £15,000</p> <p>50% Bonus and overtime accepted with latest P60</p> <p>Self employed 2 years accounts</p> <p>Contractors considered</p> | <p>BBR+4.75% < 75%</p> <p>BBR+5% > 75%</p> <p>Follow the BoE rate at the stated margin, down to a minimum of 0.5%</p> <p>Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5%</p> |
| <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. No Max number or £ over 24m -ignore if <£300.</p> | | | | | |
| <p>Defaults</p> <p>Max 1 in 24m. No max number or £ over 24m ignore if < £300.</p> | | | | | |

Near Prime Mortgage Types

