



United Trust Bank Product Guide Residential Second Charge Loans

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



FINANCIAL REPORTER AWARDS 2024
BEST SECOND CHARGE LENDER



Prime Plus Residential Second Charge Loans

| 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% | 2.00%, 1.00% |
| 2 Yr Fix | 7.44% | 8.04% | 8.54% | 8.99% | 10.29% | 2.00%, 0.75% |
| 3 Yr Fix | 7.34% | 7.94% | 8.44% | 8.89% | 10.19% | 3.25%, 2.00%, 0.75% |
| 5 Yr Fix | 6.74% | 7.29% | 7.69% | 8.49% | 9.69% | 5.00%, 4.00%, 2.75%, 1.75%, 0.75% |
| 5 Yr Fix, No ERC | 8.04% | 8.64% | 9.04% | 10.14% | 10.24% | - |

| Acceptable Adverse | Fees | Loan Purpose | Key Criteria | Key Income | Reversionary Rates |
|---|---|---|---|--|--|
| Unsecured Credit All accounts currently up to date. Previous conduct may impact credit score | Product fee: <£125k = £995 <£500k = £1,495 Broker fee: max £5k or 12.5% | Capital raising Debt consolidation Home Improvements Repayment of personal tax bills Purchase of/deposit for additional properties in UK Other loan purposes available | Minimum age 18 Max age 85 Lending into retirement Max term 30 years Min term 3 years Max applicants 2 Max Loan £500k to 80% LTV Max Loan £250k to 85% LTV Min Loan £10k Broker fee max £5k or 12.5% | 6x LTI to 80% LTV 4.5x LTI to 85% LTV Minimum income £15,000 50% Bonus and overtime accepted with 18 months evidence Self employed 2 years accounts Contractors considered | 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% |
| Secured Loans and Mortgages 0 in 3m, 0 in 12m. 0 outstanding | | | | | |
| CCJ 0 in 24m. Max of 1 over 24m old providing all total less than £5k-ignore if <£300 | | | | | |
| Defaults 0 in 24m. Max of 1 over 24m old, providing all total less than £5k-ignore if <£300 | | | | | |

Prime Plus Loan Purposes



Prime Residential Second Charge Loans

| 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% | 2.00%, 1.00% |
| 2 Yr Fix | 7.54% | 8.14% | 8.64% | 9.09% | 10.30% | 2.00%, 0.75% |
| 3 Yr Fix | 7.44% | 8.04% | 8.54% | 8.99% | 10.28% | 3.00%, 2.00%, 0.75% |
| 5 Yr Fix | 6.89% | 7.59% | 7.99% | 8.89% | 9.99% | 5.00%, 4.00%, 2.75%, 1.75%, 0.75% |
| 5 Yr Fix, No ERC | 8.19% | 8.69% | 9.09% | 9.89% | 10.49% | - |

| Acceptable Adverse | Fees | Loan Purpose | Key Criteria | Key Income | Reversionary Rates |
|---|---|---|---|---|---|
| Unsecured Credit All accounts currently up to date. Previous conduct may impact credit score | Product fee: <£125k = £995 <£500k = £1,495 Broker fee: max £5k or 12.5% | Capital raising | Minimum age 18 | 6x LTI to 80% LTV | BBR+5% < 75% |
| Secured Loans and Mortgages 0 in 3m, 0 in 12m. 0 outstanding | | Debt consolidation | Max age 85 | 4.5x LTI to 85% LTV | BBR+5.25% > 75% |
| | | Home Improvements | Lending into retirement | Minimum income £15,000 | Follow the BoE rate at the stated margin, down to a minimum of 0.5% |
| CCJ 0 in 24m. Max of 2 over 24m old providing all total less than £5k-ignore if <£300 | | Repayment of personal tax bills | Max term 30 years | 50% Bonus and overtime accepted with 18 months evidence | |
| | | Defaults 0 in 24m. Max of 3 over 24m old, providing all total less than £5k-ignore if <£300 | Purchase of/deposit for additional properties in UK | Min term 3 years | Self employed 2 years accounts Contractors considered |
| Other loan purposes available | | | Max applicants 2 | | |
| | | | Max Loan £500k to 80% LTV | | |
| | | | Max Loan £250k to 85% LTV | | |
| | | | Min Loan £10k | | |
| | | | Broker fee max £5k or 12.5% | | |

Prime Loan Purposes



Near Prime Residential Second Charge Loans

| 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 | +4.54% | +5.14% | +5.64% | +6.84% | +8.14% | 2.00%, 1.00% |
| 2 Yr Fix | 8.74% | 9.04% | 9.34% | 9.94% | 11.15% | 2.00%, 0.75% |
| 3 Yr Fix | 8.64% | 8.94% | 9.24% | 9.84% | 11.13% | 3.00%, 2.00%, 0.75% |
| 5 Yr Fix | 7.74% | 8.04% | 8.84% | 9.74% | 10.84% | 5.00%, 4.00%, 2.75%, 1.75%, 0.75% |
| 5 Yr Fix, No ERC | 9.34% | 9.64% | 9.84% | 10.94% | 11.34% | - |

| Acceptable Adverse | Fees | Loan Purpose | Key Criteria | Key Income | Reversionary Rates |
|--|---|---|-----------------------------|---|--|
| Unsecured Credit Unsecured credit profile ignored if being consolidated. Previous conduct may impact credit score. | Product fee: <£125k = £995 <£500k = £1,495 Broker fee: max £5k or 12.5% | Capital raising | Minimum age 18 | 6x LTI to 80% LTV | BBR+5% < 75% |
| Secured Loans and Mortgages 0 in 3m, 1 in 12m. Max 1 outstanding | | Debt consolidation | Max age 85 | 4.5x LTI to 85% LTV | BBR+5.25% > 75% |
| CCJ Max 1 in 24m. No max number of £ over 24m. Ignore if < £300 | | Home Improvements | Lending into retirement | Minimum income £15,000 | Follow the BoE rate at the stated margin, down to a minimum of 0.5% |
| Defaults Max 1 in 24m. No max number of £ over 24m. Ignore if < £300 | | Repayment of personal tax bills | Max term 30 years | 50% Bonus and overtime accepted with 18 months evidence | Lifetime tracker rates follow the BoE rate at the stated margin, down to a minimum of 0.5% |
| | | Purchase of/deposit for additional properties in UK | Min term 3 years | Self employed 2 years accounts Contractors considered | |
| | Other loan purposes available | Max applicants 2 | | | |
| | | | Max Loan £500k to 80% LTV | | |
| | | | Max Loan £250k to 85% LTV | | |
| | | | Min Loan £10k | | |
| | | | Broker fee max £5k or 12.5% | | |

Near Prime Loan Purposes

