



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	7.29%	7.79%	8.14%	8.99%	10.29%	2.00%, 0.75%
3 Yr Fix	7.19%	7.74%	8.09%	8.89%	10.19%	3.25%, 2.00%, 0.75%
5 Yr Fix	6.59%	7.14%	7.54%	8.49%	9.69%	5.00%, 4.00%, 2.75%, 1.75%, 0.75%
5 Yr Fix, No ERC	7.89%	8.49%	8.89%	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	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%
CCJ 0 in 24m. Max of 1 over 24m old providing all total less than £5k-ignore if <£300		Home Improvements	Lending into retirement Max term 30 years	Minimum income £15,000	Follow the BoE rate at the stated margin, down to a minimum of 0.5%
Defaults 0 in 24m. Max of 1 over 24m old, providing all total less than £5k-ignore if <£300		Repayment of personal tax bills	Min term 3 years	50% Bonus and overtime accepted with latest P60	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	Max applicants 2	Self employed 2 years accounts Contractors considered	
	Other loan purposes available	Max Loan £500k to 85% LTV			
		Min Loan £10k			
		Broker fee max £5k or 12.5%			

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	7.39%	7.99%	8.49%	9.09%	10.30%	2.00%, 0.75%
3 Yr Fix	7.29%	7.89%	8.39%	8.99%	10.28%	3.00%, 2.00%, 0.75%
5 Yr Fix	6.74%	7.44%	7.84%	8.89%	9.99%	5.00%, 4.00%, 2.75%, 1.75%, 0.75%
5 Yr Fix, No ERC	8.04%	8.54%	8.94%	10.19%	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%
CCJ 0 in 24m. Max of 2 over 24m old providing all total less than £5k-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 0 in 24m. Max of 3 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 latest P60	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 Loan £500k 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	8.59%	8.89%	9.19%	9.94%	11.15%	2.00%, 0.75%
3 Yr Fix	8.49%	8.79%	9.09%	9.84%	11.13%	3.00%, 2.00%, 0.75%
5 Yr Fix	7.59%	7.89%	8.69%	9.74%	10.84%	5.00%, 4.00%, 2.75%, 1.75%, 0.75%
5 Yr Fix, No ERC	9.19%	9.49%	9.69%	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 latest P60	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 85% LTV		
			Min Loan £10k		
			Broker fee max £5k or 12.5%		

Near Prime Loan Purposes

