



Residential Second Charge Loans

PRODUCT GUIDES

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. 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.



**Best second mortgage lender
personal finance awards 2024**

**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

Max LTV Max Loan	60% £10k to £500k	65% £10k to £500k	70% £10k to £500k	75% £10k to £500k	80% £10k to £500k	85% £10k to £500k	90% £30k to £100k	Early Redemption Charges
BoE Life Time Tracker	+3.24%	+3.24%	+3.84%	+4.34%	+5.54%	+6.84%	-	3%, 2%
2 Yr Fix	7.19%	7.19%	7.69%	8.04%	8.94%	9.94%	10.94%	3%, 2%
3 Yr Fix	7.09%	7.09%	7.64%	7.99%	8.84%	9.84%	10.84%	3%, 2%, 2%
5 Yr Fix	5.99%	5.99%	6.64%	7.10%	7.79%	8.59%	9.99%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.55%	6.55%	6.89%	7.30%	8.19%	8.99%	10.49%	-

Prime

Max LTV Max Loan	60% £10k to £500k	65% £10k to £500k	70% £10k to £500k	75% £10k to £500k	80% £10k to £500k	85% £10k to £500k	90% £30k to £100k	Early Redemption Charges
BoE Life Time Tracker	+3.34%	+3.34%	+3.94%	+4.44%	+5.64%	+6.94%	-	3%, 2%
2 Yr Fix	7.29%	7.29%	7.79%	8.14%	9.04%	9.99%	10.99%	3%, 2%
3 Yr Fix	7.19%	7.19%	7.69%	8.04%	8.94%	9.97%	10.97%	3%, 2%, 2%
5 Yr Fix	6.15%	6.15%	6.74%	7.35%	8.35%	9.39%	10.49%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.80%	6.80%	7.14%	7.45%	8.45%	9.49%	10.99%	-

Near Prime

Max LTV Max Loan	60% £10k to £500k	65% £10k to £500k	70% £10k to £500k	75% £10k to £500k	80% £10k to £500k	85% £10k to £500k	90% -	Early Redemption Charges
BoE Life Time Tracker	+4.54%	+4.54%	+5.14%	+5.64%	+6.84%	+8.14%	-	3%, 2%
2 Yr Fix	8.59%	8.59%	8.89%	9.19%	9.94%	11.15%	-	3%, 2%
3 Yr Fix	8.49%	8.49%	8.79%	9.09%	9.84%	11.13%	-	3%, 2%, 2%
5 Yr Fix	7.19%	7.19%	7.69%	8.49%	9.64%	10.64%	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, no ERC	7.45%	7.45%	7.79%	8.59%	9.74%	10.74%	-	-

Reversionary Rates: BBR +5% < 75% and BBR +5.25% > 75%. Follow the BoE rate at the stated margin.

Lifetime tracker rates: Follow the BoE rate at the stated margin.

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Key Criteria Highlights

Status Definition

	Prime Plus and Prime		Near Prime
	<85%	>85%	<85%
Unsecured	Currently up to date	Currently up to date	Ignore if consolidating
Secured Loans and Mortgages	0 in 3m, 0 in 12 0 Outstanding	0 in 3m, 0 in 12 0 Outstanding	0 in 3m, 1 in 12 Max 1 Outstanding
CCJ's	0 in 24 Ignore if < £300	0 in 36 Ignore if < £300	1 in 24 Ignore if < £300
Defaults	0 in 24 Ignore if < £300	0 in 36 Ignore if < £300	1 in 24 Ignore if < £300
All plans	Mail order and comms ignored. Previous conduct will effect credit score.		

Income

	<85%	>85%
Minimum Income	£15K	£40K
Minimum Valuation	£90K	£275K
LTI	Up to 6x	4.5x Max
DTI	45%	
Self Employed	2 years accounts required-see criteria guide for details	

Fees

Type	Max	
Product Fee	<£125k-£995	<£500k-£1495
Broker Fee	£5k or 12.5%	

Applicant Profile

	Min	Max
Age	18	<85
Term	3	30