



# Residential First Charge Mortgages

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 Product Range  
National Mortgage Awards –  
Second Charge – 2024**

**Best Second Mortgage Lender  
What Mortgage Awards 2024**

**Best Lender for Second Charge Loans  
Financial Reporter Awards 2024**

**Best Second Mortgage Lender  
Personal Finance Awards 2024**

**Best Second Charge Lender  
Mortgage Strategy Awards 2023**

**Best Short-Term Lender  
2022 Mortgage Strategy Awards**

**Specialist Lender of the Year  
Mortgage Introducer Awards 2022**

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## Prime Plus

| Max LTV<br>Max Loan   | 60%<br>£25k to £2M | 65%<br>£25k to £2M | 70%<br>£25k to £1.5M | 75%<br>£25k to £1.5M | 80%<br>£25k to £1M | 85%<br>£25k to £1M | 90%<br>£25k to £750k | 95%<br>£25k to £500k | Early Redemption<br>Charges |
|-----------------------|--------------------|--------------------|----------------------|----------------------|--------------------|--------------------|----------------------|----------------------|-----------------------------|
| BoE Life Time Tracker | +2.19%             | +2.19%             | +2.19%               | +2.29%               | +2.59%             | +2.99%             | +3.19%               | +3.38%               | 3%, 2%                      |
| 2 Yr Fix              | 5.34%              | 5.34%              | 5.34%                | 5.34%                | 5.74%              | 6.24%              | 6.14%                | 6.99%                | 3%, 2%                      |
| 3 Yr Fix              | 5.49%              | 5.49%              | 5.49%                | 5.49%                | 5.89%              | 6.34%              | 6.59%                | 7.29%                | 3%, 2%, 2%                  |
| 5 Yr Fix              | 5.54%              | 5.54%              | 5.54%                | 5.54%                | 5.64%              | 5.94%              | 5.95%                | 6.89%                | 5%, 4%, 3%, 2%, 2%          |
| 5 Yr Fix, No ERC      | 6.74%              | 6.74%              | 6.74%                | 6.74%                | 6.84%              | 7.04%              | 7.69%                | 7.89%                | -                           |

## Prime

| Max LTV<br>Max Loan   | 60%<br>£25k to £2M | 65%<br>£25k to £2M | 70%<br>£25k to £1.5M | 75%<br>£25k to £1.5M | 80%<br>£25k to £1M | 85%<br>£25k to £1M | 90%<br>£25k to £750k | 95%<br>£25k to £500k | Early Redemption<br>Charges |
|-----------------------|--------------------|--------------------|----------------------|----------------------|--------------------|--------------------|----------------------|----------------------|-----------------------------|
| BoE Life Time Tracker | +2.34%             | +2.34%             | +2.34%               | +2.44%               | +2.74%             | +3.14%             | +3.34%               | +3.54%               | 3%, 2%                      |
| 2 Yr Fix              | 5.79%              | 5.79%              | 5.79%                | 5.89%                | 6.19%              | 6.69%              | 6.89%                | 7.59%                | 3%, 2%                      |
| 3 Yr Fix              | 5.74%              | 5.74%              | 5.74%                | 5.84%                | 6.14%              | 6.59%              | 6.79%                | 7.49%                | 3%, 2%, 2%                  |
| 5 Yr Fix              | 6.19%              | 6.19%              | 6.19%                | 6.24%                | 6.44%              | 6.74%              | 6.69%                | 7.49%                | 5%, 4%, 3%, 2%, 2%          |
| 5 Yr Fix, No ERC      | 7.39%              | 7.39%              | 7.39%                | 7.44%                | 7.64%              | 7.84%              | 8.19%                | 8.49%                | -                           |

## Near Prime

| Max LTV<br>Max Loan   | 60%<br>£25k to £2M | 65%<br>£25k to £2M | 70%<br>£25k to £1.5M | 75%<br>£25k to £1.5M | 80%<br>£25k to £1M | 85%<br>£25k to £1M | 90%<br>£25k to £750k | 95%<br>£25k to £500k | Early Redemption<br>Charges |
|-----------------------|--------------------|--------------------|----------------------|----------------------|--------------------|--------------------|----------------------|----------------------|-----------------------------|
| BoE Life Time Tracker | +3.24%             | +3.24%             | +3.24%               | +3.34%               | +3.64%             | +4.04%             | -                    | -                    | 3%, 2%                      |
| 2 Yr Fix              | 6.69%              | 6.69%              | 6.69%                | 6.79%                | 7.19%              | 7.79%              | -                    | -                    | 3%, 2%                      |
| 3 Yr Fix              | 6.64%              | 6.64%              | 6.64%                | 6.74%                | 7.04%              | 7.69%              | -                    | -                    | 3%, 2%, 2%                  |
| 5 Yr Fix              | 6.69%              | 6.69%              | 6.69%                | 6.74%                | 7.14%              | 7.54%              | -                    | -                    | 5%, 4%, 3%, 2%, 2%          |
| 5 Yr Fix, No ERC      | 7.79%              | 7.79%              | 7.79%                | 7.84%                | 8.24%              | 8.64%              | -                    | -                    | -                           |

Reversionary Rates: BBR +3.75% < 75% and BBR +4% > 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<br>0 Outstanding   | 0 in 3m, 0 in 12<br>0 Outstanding | 0 in 3m, 1 in 12<br>Max 1 Outstanding |
| CCJ's                       | 0 in 24<br>Ignore if < £300   | 0 in 36<br>Ignore if < £300       | 1 in 24<br>Ignore if < £300           |
| Defaults                    | 0 in 24<br>Ignore if < £300   | 0 in 36<br>Ignore if < £300       | 1 in 24<br>Ignore if < £300           |
| All plans                   | Mail order and comms ignored.<br>Previous conduct will affect credit score. |                                   |                                       |

### Income

|                   | <85%  | >85%  | FTB  | Interest Only |
|-------------------|---|-------|------|---------------|
| Minimum Income    | £15K  | £40K  | £25K | £50K          |
| Minimum Valuation | £90K  | £125K | £90K | £100K         |
| LTI               | 6x up to 85% LTV to £1M and 4.5x on all other LTVs and loan size. |       |      |               |
| DTI               | 50%   |       |      |               |
| Self Employed     | 2 years accounts required-see criteria guide for details          |       |      |               |

### Product Features

| Unencumbered   | Interest Only   |
|--|---|
| 0.5% loading<br>4x LTI<br>Min loan £5k<br>IO unavailable | £995 Product Fee Max<br>Max LTV 70%<br>Max Loan Size £250k<br>75% Max<br>70% Downsize<br>Stressed on IO repayment<br>Min age 25<br>Not available FTB<br>Prime Plus and Prime only |

### Fees

| Type        | Max          |
|-------------|--------------|
| Product Fee | £1,495       |
| Broker Fee  | £5k or 12.5% |

### Applicant Profile

|      | Min | Max |
|------|-----|-----|
| Age  | 18  | <85 |
| Term | 5   | 40  |

For full criteria click [HERE](#)