



# 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 Charge Lender  
Mortgage Strategy Awards 2025**

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

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

# Residential Second Charge Loans

## Prime Plus

Max LTV Max Loan	60% £10k to £1M	65% £10k to £1M	70% £10k to £1M	75% £10k to £1M	80% £10k to £1M	85% £10k to £500k	90% £20k 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	6.19%	6.19%	6.69%	7.04%	7.94%	8.94%	9.54%	3%, 2%
3 Yr Fix	6.09%	6.09%	6.64%	6.99%	7.84%	8.84%	9.44%	3%, 2%, 2%
5 Yr Fix	5.69%	5.99%	6.49%	6.84%	7.59%	7.89%	8.79%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.35%	6.55%	6.89%	7.19%	8.19%	8.29%	9.29%	-

## Prime

Max LTV Max Loan	60% £10k to £1M	65% £10k to £1M	70% £10k to £1M	75% £10k to £1M	80% £10k to £1M	85% £10k to £500k	90% £20k 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%	10.19%	3%, 2%
3 Yr Fix	7.19%	7.19%	7.69%	8.04%	8.94%	9.97%	10.17%	3%, 2%, 2%
5 Yr Fix	5.94%	6.14%	6.64%	7.09%	7.94%	8.69%	8.89%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.50%	6.70%	7.04%	7.44%	8.54%	9.09%	9.39%	-

## Near Prime

Max LTV Max Loan	60% £10k to £1M	65% £10k to £1M	70% £10k to £1M	75% £10k to £1M	80% £10k to £1M	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	6.99%	7.29%	7.79%	8.14%	9.09%	10.04%	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.35%	7.85%	8.19%	8.49%	9.69%	10.24%	-	-

Reversionary Rates: BBR +5.00% < 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.

Loan sizes above £500K: ERC plans only.

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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	£15K
Minimum Valuation	£90K	£150K
LTI	Up to 6x	5x Max
DTI	45%	
Self Employed	2 years accounts required see cirteria guide for details	

### Fees

Type	Max			
Product Fee	<£40k-Zero	<£125k-£995	<£500k-£1495	<£1m-£2995
Broker Fee	£5k or 12.5%			

### Applicant Profile

	Min	Max
Age	18	<85
Term	3	30

For full criteria click [HERE](#)