



**United
Trust
Bank**



Unregulated Bridging Finance

PRODUCT GUIDE



Specialist Bank of the Year - B&C Awards 2025
Short Term Lender of the Year - Financial Reporter Awards 2025

Standard & Light Refurb Loans

LTV	<50%	<60%	<70%	<75%
Standard + Light Refurb	0.70% pm	0.75% pm	0.79% pm	0.81% pm
Large Loans (£1.5m +)	0.68% pm	0.70% pm	0.70% pm	0.75% pm
Second Charge	0.90% pm	0.90% pm	0.95% pm	N/A

Key Criteria

- Loans from £50k net (£200k Heavy Refurb)
- £195 admin fee for loans up to £100,000
- £695 admin fee for loans of £100,000 and above
- Interest Calculated Daily
- Lending in England, Wales & Scotland (mainland)
- No ERCs (subject to 1 month min. interest)
- LTVs to 75% for Standard & Light Refurb
- AVMs to 75%
- Minimum property value of £150,000 for a sole security or £100,000 for multiple
- Individual & Trust Borrowers & Limited Companies (Other Structures Considered)
- Maximum 24 month term
- Expats and Foreign Nationals considered
- Funds can leave the UK (overseas purchase)
- BMV – lower of 90% net PP or 75% OMV
- Self-Build on same title considered
- Power of Attorney considered
- Loans of £5m+ considered on referral
- Retrospective Warranties accepted
- Lease Extensions
- 25 year minimum lease length for London properties and 50 years minimum for properties located elsewhere

Heavy Refurbishment

LTV	<50%	<60%	<70%
Heavy Refurbishment (Experienced)	0.80% pm	0.80% pm	0.80% pm
Heavy Refurbishment (Inexperienced)	0.90% pm	0.90% pm	0.90% pm

Key Criteria

Ideal For:

- Conversions of house to flats
- Commercial to residential
- HMO conversions
- Permitted development projects
- Extensions to existing properties where planning permission has been granted

All Borrowers:

- Loan size of £200k to £2.5m
- 100% works costs funded in arrears
- Daily Interest after the first month
- No ERCs
- Completion fee 2% on drawdown
- England & Wales, Scotland Considered

Experienced:

- Max 70% ILTV (Interest not deducted)
- Max works costs £1m or 70% of initial value
- Max 70% LTGDV (incl. capitalised interest)
- Max 24 month term

Inexperienced:

- Max 70% ILTV (Interest not deducted)
- Max works costs £500k or 50% of initial value
- Max 70% ILTV (Incl. capitalised interest)
- Max 18 month term

Criteria

Property Acceptable

- Residential investment property
- Non-working farms
- Non-standard construction
- Grade II listed
- HMOs
- Multi-unit freehold blocks (MUFBs)

Property Considered

- Grade I listed
- Semi commercial/mixed used
- Ex local authority
- Land with planning
- Remote/rural residential
- Unmortgageable properties

Applicants

- UK citizens and expatriates
- Foreign nationals
- UK companies and trusts
- SPVs
- Funds
- Executors

Locations

England and Wales
Scotland (mainland only)

Legal Fees

The borrower is responsible for paying all legal fees, costs and disbursements associated with the loan.

Valuation Fees

AVMs are free of charge and can be used for loans of up to £1.25m, up to a maximum of 75% LTV, and a maximum value of £2m value per security property.

Where a red book valuation is required, we will instruct a valuer from our panel to carry it out. We will provide the borrower with a choice of at least 2 valuation fee quotes whenever possible. The valuation fee is payable by the applicant directly to the valuer prior to the valuation being carried out.

Service Highlights



AVMs

Up to 75% and no cost



Biometric ID

Fast and secure
ID verification



Broker Portal

Self service for instant
terms, DIP, ESIS and AVMs