



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**

Residential First Charge Mortgages

Prime Plus

Max LTV Max Loan	60% £25k to £2M	65% £25k to £2M	70% £25k to £1.5M	75% £25k to £1.5M	80% £25k to £1M	85% £25k to £1M	90% £25k to £750k	95% £25k to £500k	Early Redemption 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 Max Loan	60% £25k to £2M	65% £25k to £2M	70% £25k to £1.5M	75% £25k to £1.5M	80% £25k to £1M	85% £25k to £1M	90% £25k to £750k	95% £25k to £500k	Early Redemption 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 Max Loan	60% £25k to £2M	65% £25k to £2M	70% £25k to £1.5M	75% £25k to £1.5M	80% £25k to £1M	85% £25k to £1M	90% £25k to £750k	95% £25k to £500k	Early Redemption 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 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 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 4x LTI Min loan £5k IO unavailable	£995 Product Fee Max Max LTV 70% Max Loan Size £250k 75% Max 70% Downsize Stressed on IO repayment Min age 25 Not available FTB 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](#)