



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

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

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

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 <ul style="list-style-type: none">• Residential investment property• Non-working farms• Non-standard construction• Grade II listed• HMOs• Multi-unit freehold blocks (MUFBs)	Property Considered <ul style="list-style-type: none">• Grade I listed• Semi commercial/mixed used• Ex local authority• Land with planning• Remote/rural residential• Unmortgageable properties
Applicants <ul style="list-style-type: none">• UK citizens and expatriates• Foreign nationals• UK companies and trusts• SPVs• Funds• Executors	Locations <p>England and Wales Scotland (mainland only)</p>
Legal Fees <p>The borrower is responsible for paying all legal fees, costs and disbursements associated with the loan.</p>	Valuation Fees <p>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.</p> <p>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.</p>

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