



# Residential Second Charge Loans

PRODUCT GUIDES



**Best Second Charge Lender Mortgage Strategy Awards 2025**

**Short-Term Lender of the Year Financial Reporter Awards 2025**

**Best Second Mortgage Lender What Mortgage Awards 2025**

**Best Product Range Second Charge National Mortgage Awards 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**

## Residential Second Charge Loans

### Super Prime

Max LTV Max Gross 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%	+3.54%	+4.04%	+5.24%	+6.54%	-	3%, 2%
2 Yr Fix	5.89%	5.89%	6.09%	6.44%	7.34%	8.34%	9.14%	3%, 2%
3 Yr Fix	5.79%	5.79%	6.04%	6.39%	7.24%	8.24%	9.04%	3%, 2%, 2%
5 Yr Fix	5.39%	5.69%	5.69%	5.99%	6.80%	6.80%	8.39%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.35%	6.35%	6.69%	6.69%	7.49%	7.49%	8.89%	

### Prime Plus

Max LTV Max Gross 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	+3.84%	+3.84%	+3.84%	+4.14%	+5.44%	+6.64%	-	3%, 2%
2 Yr Fix	6.49%	6.49%	6.49%	6.54%	7.54%	8.44%	9.24%	3%, 2%
3 Yr Fix	6.39%	6.39%	6.39%	6.49%	7.44%	8.34%	9.14%	3%, 2%, 2%
5 Yr Fix	5.74%	5.74%	5.74%	6.05%	6.85%	6.85%	8.49%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	6.40%	6.45%	6.75%	6.75%	7.59%	7.59%	8.99%	

### Prime

Max LTV Max Gross 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	+4.84%	+4.84%	+4.84%	+5.14%	+5.64%	+6.94%	-	3%, 2%
2 Yr Fix	7.49%	7.49%	7.49%	7.84%	8.74%	9.69%	10.19%	3%, 2%
3 Yr Fix	7.39%	7.39%	7.39%	7.74%	8.64%	9.67%	10.17%	3%, 2%, 2%
5 Yr Fix	6.34%	6.34%	6.44%	6.60%	7.35%	7.85%	8.89%	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.00%	7.00%	7.00%	7.24%	8.14%	8.69%	9.39%	

**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

## Residential Second Charge Loans

### Near Prime

Max LTV Max Gross Loan	60% £10k to £1M	65% £10k to £1M	70% £10k to £1M	75% £10k to £1M	80% £10k to £1M	85% £25k to £500K	90% £20K to £100K	Early Redemption Charges
BoE Life Time Tracker	+5.04%	+5.04%	+5.04%	+5.64%	+6.84%	+8.14%	-	3%, 2%
2 Yr Fix	8.79%	8.79%	8.79%	8.89%	9.64%	10.85%	-	3%, 2%
3 Yr Fix	8.69%	8.69%	8.69%	8.79%	9.54%	10.83%	-	3%, 2%, 2%
5 Yr Fix	7.49%	7.49%	7.49%	7.65%	8.50%	9.20%	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	7.85%	7.85%	7.85%	8.29%	9.29%	9.84%	-	

### Specialist

Max LTV Max Gross Loan	60% £10k to £1M	65% £10K to £1M	70% £10k to £1M	75% £10k to £1M	80% £10k to £1M	85% £25k to £500K	90% £20K to £100K	Early Redemption Charges
BoE Life Time Tracker	+5.24%	+5.24%	+5.24%	+5.74%	+6.94%	-	-	3%, 2%
2 Yr Fix	8.99%	8.99%	8.99%	9.19%	9.94%	-	-	3%, 2%
3 Yr Fix	8.89%	8.89%	8.89%	8.99%	9.74%	-	-	3%, 2%, 2%
5 Yr Fix	7.69%	7.69%	7.69%	7.85%	8.70%	-	-	5%, 4%, 3%, 2%, 2%
5 Yr Fix, No ERC	8.05%	8.05%	8.05%	8.49%	9.49%	-	-	

**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

## Residential Second Charge Loans

### Key Criteria Highlights

#### Status Definition

	Super Prime		Prime Plus		Prime		Near Prime	Specialist
	< 85%	> 85%	< 85%	> 85%	< 85%	> 85%	85%	80%
<b>Unsecured</b>	UTD	UTD	UTD	UTD	Ignore if Consolidating	UTD	Ignore if Consolidating	Ignore if Consolidating
<b>Secured Loans and Mortgages</b>	0 in 3 0 in 12	0 in 3 1 in 12	0 in 3 0 in 12	0 in 3 1 in 12	0 in 3 2 in 12			
<b>CCJs</b>	0 in 48	0 in 48	0 in 24	0 in 36	1 in 24	0 in 36	1 in 24	2 in 24
<b>Defaults</b>	0 in 48	0 in 48	0 in 24	0 in 36	1 in 24	0 in 36	1 in 24	2 in 24

#### Income

	<85%	>85%
<b>Minimum Income</b>	£15K	£15K
<b>Minimum Valuation</b>	£90K	£150K
<b>LTI</b>	Up to 6x	5x Max
<b>DTI</b>	45%	
<b>Self Employed</b>	2 years accounts required see criteria guide for details	

#### Fees

Type	Max			
Product Fee	<£60k-£595	<£125k-£995	<£500k-£1495	<£1m-£2995
Broker Fee	£5k or 12.5%			

#### Applicant Profile

	Min	Max
Age	18	85
Term	3	30

United Trust Bank Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority. Member of UK Finance. Registered in England and Wales number 549690. 1 Ropemaker Street, London EC2Y 9AW.

This information is strictly for the use of professional intermediaries only.

24044 MORTG.2nd CHARGE PROD.GUIDE 05.03.26