



Residential Mortgages

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 of a minimum credit score or automated process. 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.



Purchase Products

ACCEPTED

- ✓ First Time Buyers (4.5x LTI)
- ✓ Gifted Equity
- ✓ Purchase at undervalue
- ✓ No maximum property value
- ✓ All property types
- ✓ 5x LTI to 60% LTV, under £500k

NOT ACCEPTED

- ✗ Right to Buy
- ✗ New Build
- ✗ Let to Buy
- ✗ Vendor Deposits
- ✗ Help to Buy
- ✗ FTB 1 and 2 Status

Remortgage

ACCEPTED

- ✓ 5x LTI to 60% LTV, under £500k
- ✓ Flats above commercials
- ✓ Balcony access
- ✓ No Max Property Value
- ✓ Self Employed borrowers
- ✓ Missed unsecured payments

NOT ACCEPTED

- ✗ Properties below £90K
- ✗ Less than 12 months mortgage history
- ✗ Missed mortgage payment in last 3 months

	Max LTV	60% LTV	70% LTV	75% LTV	80% LTV	85% LTV	Early Redemption Charges
0 - Status £25k-£750k	2 Yr Fixed Rate ERC	3.80%	3.80%	3.90%	4.30%	4.80%	1.75%, 1.00%
	3 Yr Fixed Rate ERC	3.90%	3.90%	4.00%	4.40%	4.90%	2.75%, 2.00%, 1.25%
	5 Yr Fixed Rate ERC	3.95%	3.95%	4.05%	4.45%	4.95%	4.75%, 3.75%, 2.75%, 1.75%, 0.75%
	5 Yr Fixed Rate No ERC	4.30%	4.30%	4.40%	4.80%	5.30%	No ERCs
1 - Status £25k-£500k	2 Yr Fixed Rate ERC	4.40%	4.55%	4.70%	5.10%	-	1.75%, 1.00%
	3 Yr Fixed Rate ERC	4.50%	4.65%	4.80%	5.20%	-	2.75%, 2.00%, 1.25%
	5 Yr Fixed Rate ERC	4.60%	4.75%	4.90%	5.30%	-	4.75%, 3.75%, 2.75%, 1.75%, 0.75%
	5 Yr Fixed Rate No ERC	5.10%	5.25%	5.40%	5.80%	-	No ERCs
2 - Status £25k-£500k	2 Yr Fixed Rate ERC	5.40%	5.55%	5.70%	-	-	1.75%, 1.00%
	3 Yr Fixed Rate ERC	5.50%	5.65%	5.80%	-	-	2.75%, 2.00%, 1.25%
	5 Yr Fixed Rate ERC	5.60%	5.75%	5.90%	-	-	4.75%, 3.75%, 2.75%, 1.75%, 0.75%
	5 Yr Fixed Rate No ERC	6.10%	6.25%	6.40%	-	-	No ERCs
Product Fee	£1,495 loans up to £500k £1,595 loans up to £750k						

Unencumbered

ACCEPTED

- ✓ No minimum mortgage history
- ✓ AVMs to 30% LTV
- ✓ Mainland Scotland
- ✓ Debt consolidation
- ✓ Broker fee paid direct from UTB
- ✓ Missed unsecured payments

NOT ACCEPTED

- ✗ Any current registered charge
- ✗ Loan to prevent bankruptcy
- ✗ LTI > 4x LTI

	Max LTV	50% LTV	65% LTV	75% LTV	Early Redemption Charges
	Net Loan	£5k to £250k	£5k to £150k	£5k to £100k	% by year
0 - Status	BoE Lifetime Tracker *	+4.40%	+4.90%	+5.40%	No ERCs
	2 Yr Fixed Rate ERC	5.80%	6.30%	6.80%	1.75%, 1.00%
	3 Yr Fixed Rate ERC	5.90%	6.40%	6.90%	2.75%, 2.00%, 1.25%
	5 Yr Fixed Rate ERC	6.00%	6.50%	7.00%	4.50%, 3.50%, 2.50%, 1.75%, 0.75%
	5 Yr Fixed Rate No ERC	6.30%	6.80%	7.30%	No ERCs
1 - Status	BoE Lifetime Tracker *	+5.90%	+6.40%	+6.90%	No ERCs
	2 Yr Fixed Rate ERC	7.30%	7.80%	8.30%	1.75%, 1.00%
	3 Yr Fixed Rate ERC	7.40%	7.90%	8.40%	2.75%, 2.00%, 1.25%
	5 Yr Fixed Rate ERC	7.50%	8.00%	8.50%	4.50%, 3.50%, 2.50%, 1.75%, 0.75%
	5 Yr Fixed Rate No ERC	7.80%	8.30%	8.80%	No ERCs
2 - Status	BoE Lifetime Tracker *	+7.40%	+7.90%	+8.40%	No ERCs
	2 Yr Fixed Rate ERC	8.80%	9.80%	10.80%	1.75%, 1.00%
	3 Yr Fixed Rate ERC	8.90%	9.90%	10.90%	2.75%, 2.00%, 1.25%
	5 Yr Fixed Rate ERC	9.00%	10.00%	11.00%	4.50%, 3.50%, 2.50%, 1.75%, 0.75%
	5 Yr Fixed Rate No ERC	9.30%	10.30%	11.30%	No ERCs
Product Fee	£695	£695	£695		

Interest only

ACCEPTED

- ✓ Downsize available
- ✓ Purchase
- ✓ £50K minimum income
- ✓ 4.5x Max LTI
- ✓ 70% Max Downsize
- ✓ Single Recent HI Consolidation

NOT ACCEPTED

- ✗ 2 Status
- ✗ Multiple debt consolidation
- ✗ Unencumbered
- ✗ First Time Buyers

	Max LTV	60% LTV	70% LTV	75% LTV	80% LTV	85% LTV	Early Redemption Charges
	Net Loan	£25k to £500k	£25k to £500k	£25k to £500k	£25k to £500k	£25k to £500k	% by year
0 - Status £25k-£750k	2 Yr Fixed Rate ERC	3.80%	3.80%	3.90%	-	-	1.75%, 1.00%
	3 Yr Fixed Rate ERC	3.90%	3.90%	4.00%	-	-	2.75%, 2.00%, 1.25%
	5 Yr Fixed Rate ERC	3.95%	3.95%	4.05%	-	-	4.75%, 3.75%, 2.75%, 1.75%, 0.75%
	5 Yr Fixed Rate No ERC	4.30%	4.30%	4.40%	-	-	No ERCs
1 - Status £25k-£500k	2 Yr Fixed Rate ERC	4.40%	4.55%	4.70%	-	-	1.75%, 1.00%
	3 Yr Fixed Rate ERC	4.50%	4.65%	4.80%	-	-	2.75%, 2.00%, 1.25%
	5 Yr Fixed Rate ERC	4.60%	4.75%	4.90%	-	-	4.75%, 3.75%, 2.75%, 1.75%, 0.75%
	5 Yr Fixed Rate No ERC	5.10%	5.25%	5.40%	-	-	No ERCs
Product Fee	£1,495 loans up to £500k £1,595 loans up to £750k						

Interest Only Specific Criteria

All Standard criteria, fees, commission etc. apply unless detailed below:

Loan Purpose

Purchase or Remortgage. Capital raise can generally be for any legal purpose, excluding avoidance of bankruptcy. Debt consolidation is limited to £25,000 and for home improvements completed in the last 6 months.

Applicant Profile

- Aged 25 to 85 (at end of term)
- £50,000 Minimum Application Income
- Minimum £100,000 security property value
- Affordability will be assessed on the Interest Only monthly repayment
- An Interest Only Declaration Form, signed by the applicant(s) and confirming the specific repayment vehicle(s), is required for all applications
- London post codes can be found in packaging guide

Maximum LTV

- 70% LTV Downsize
- 75% all other repayment vehicles

Repayment Vehicles

Multiple repayment vehicles are allowed from the following:

- Downsize, providing minimum security property equity of £250,000 in London and £150,000 nationally
- Sale of investment property (85% of net equity)
- Cash savings (90% of current value)
- UK ISA (90% of current value)
- Pension (100% of tax free PCLS amount)
- Endowment (75% of projected lump sum)
- Unit Trusts, OEICs or Investment bonds (75% of current portfolio value)