



United Trust Bank Product Guide

Mortgages and Second Charge Loans

United Trust Bank offers an enhanced range of specialist mortgage products, designed to accommodate those underserved customers who have more complex circumstances or just do not "fit the box" of conventional high street lenders.

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.



PERSONAL FINANCE AWARDS 2022
BEST SECOND CHARGE MORTGAGE LENDER



MONEYFACTS AWARDS 2022
BEST SECURED LOAN PROVIDER



MORTGAGE INTRODUCER AWARDS 2021
SECURED LOAN LENDER OF THE YEAR



MORTGAGE STRATEGY AWARDS 2021
BEST SECOND CHARGE LENDER



FINANCIAL REPORTER AWARDS 2021
BEST SECOND CHARGE MORTGAGE LENDER



SFI AWARDS 2021
SECURED LOAN LENDER OF THE YEAR



Purchase & Remortgage

	Max LTV	60% LTV	70% LTV	75% LTV	80% LTV	85% LTV	Early Redemption Charges
	Net Loan 0 - Status	£25k to £1M	£25k to £1M	£25k to £1M	£25k to £1M	£25k to £250k	% by year
0 - Status	BoE Lifetime Tracker*	+2.14%	+2.14%	+2.24%	+2.34%	+2.74%	2.00%, 0.75%
	2 Yr Fixed Rate ERC	7.29%	7.29%	7.39%	7.49%	7.89%	2.00%, 0.75%
	3 Yr Fixed Rate ERC	7.32%	7.32%	7.42%	7.52%	7.99%	3.25%, 2.00%, 0.75%
	5 Yr Fixed Rate ERC	7.35%	7.35%	7.45%	7.55%	7.75%	4.00%, 3.00%, 2.25%, 1.50%, 0.50%
	5 Yr Fixed Rate No ERC	-	-	-	-	-	No ERCs
1 - Status	Net Loan 1 & 2 Status	£25k to £500k	£25k to £500k	£25k to £500k	£25k to £500k	£25k to £500k	% by year
	2 Yr Fixed Rate ERC	-	-	-	-	-	-
	3 Yr Fixed Rate ERC	-	-	-	-	-	-
	5 Yr Fixed Rate ERC	-	-	-	-	-	-
2 - Status	2 Yr Fixed Rate ERC	-	-	-	-	-	-
	3 Yr Fixed Rate ERC	-	-	-	-	-	-
	5 Yr Fixed Rate ERC	-	-	-	-	-	-
	Product Fee	£1,495 loans up to £500k £1,595 loans up to £1M					

* Lifetime Tracker rates follow the BoE base rate at the stated margin, down to a BoE minimum of 0.50%.

PURCHASE	REMORTGAGE
ACCEPTED ✓ Gifted Equity ✓ Purchase at undervalue ✓ All property types ✓ 4.0 max LTI 80.01-85% LTV ✓ 4.5 max LTI 60.01-80% LTV ✓ 5.0 max LTI 0.01-60% LTV	ACCEPTED ✓ Flats above commercials ✓ Balcony access ✓ Self Employed borrowers ✓ Missed unsecured payment ✓ 4.0 max LTI 80.01-85% LTV ✓ 4.5 max LTI 60.01-80% LTV ✓ 5.0 max LTI 0.01- 60% LTV

REVERSIONARY RATE – FIXED RATES			
	Status 0	Status 1	Status 2
<75%	BBR +4.25%	BBR +4.75%	-
>75%	BBR +4.75%	BBR +5.25%	-
Follow the BoE rate at the stated margin, down to a minimum of 0.5%			



Interest Only

	Max LTV	60% LTV	70% LTV	75% LTV	80% LTV	85% LTV	Early Redemption Charges
	Net Loan 0 - Status	£25k to £1M	£25k to £1M	£25k to £1M	£25k to £1M	£25k to £250k	% by year
0 - Status	BoE Lifetime Tracker*	+2.14%	+2.14%	+2.24%	-	-	2.00%, 0.75%
	2 Yr Fixed Rate ERC	7.29%	7.29%	7.39%	-	-	2.00%, 0.75%
	3 Yr Fixed Rate ERC	7.32%	7.32%	7.42%	-	-	3.25%, 2.00%, 0.75%
	5 Yr Fixed Rate ERC	7.35%	7.35%	7.45%	-	-	4.00%, 3.00%, 2.25%, 1.50%, 0.50%
	5 Yr Fixed Rate No ERC	-	-	-	-	-	No ERCs
	Net Loan 1 - Status	£25k to £500k	£25k to £500k	£25k to £500k	£25k to £500k	£25k to £500k	% by year
1 - Status	2 Yr Fixed Rate ERC	-	-	-	-	-	-
	3 Yr Fixed Rate ERC	-	-	-	-	-	-
	5 Yr Fixed Rate ERC	-	-	-	-	-	-
Product Fee		£1,495 loans up to £500k £1,595 loans up to £1M					

* Lifetime Tracker rates follow the BoE base rate at the stated margin, down to a BoE minimum of 0.50%.

INTEREST ONLY

ACCEPTED

✓

Downsize available

✓

Purchase

✓

£50K minimum income

✓

4.5x Max LTI

✓

70% Max Downsize

✓

Single Recent HI Consolidation

REVERSIONARY RATE – FIXED RATES			
	Status 0	Status 1	Status 2
<75%	BBR +4.25%	BBR +4.75%	-
Follow the BoE rate at the stated margin, down to a minimum of 0.5%			

Mortgage Prisoner

	Max LTV	60% LTV	70% LTV	75% LTV	80% LTV	85% LTV	Early Redemption Charges
	Net Loan 0 - Status	£10K to £500k	£10K to £500k	£10K to £500k	£10K to £500k	£10K to £250k	% by year
0 - Status	BoE Lifetime Tracker*	+2.14%	-	-	-	-	2.00%, 0.75%
	2 Yr Fixed Rate ERC	7.29%	-	-	-	-	2.00%, 0.75%
	3 Yr Fixed Rate ERC	7.32%	-	-	-	-	3.25%, 2.00%, 0.75%
	5 Yr Fixed Rate ERC	7.35%	-	-	-	-	4.00%, 3.00%, 2.25%, 1.50%, 0.50%

* Lifetime Tracker rates follow the BoE base rate at the stated margin, down to a BoE minimum of 0.50%.

MORTGAGE PRISONERS

ACCEPTED

✓

£ for £ remortgage

✓

Interest only like for like available

✓

4.5x max LTI

✓

No affordability stress testing

✓

Loans from £10K

✓

Product Transfer available at end of fixed period

✓

12 month clean mortgage history

REVERSIONARY RATE – FIXED RATES			
	Status 0	Status 1	Status 2
<75%	BBR +4.25%	-	-
Follow the BoE rate at the stated margin, down to a minimum of 0.5%			

Unencumbered

	Max LTV	50% LTV	65% LTV	75% LTV	Early Redemption Charges
	Net Loan	£5k to £250k	£5k to £250k	£5k to £250k	% by year
0 - Status	2 Yr Fixed Rate ERC	7.79%	7.79%	–	2.00%, 0.75%
	3 Yr Fixed Rate ERC	7.82%	7.82%	–	3.25%, 2.00%, 0.75%
	5 Yr Fixed Rate ERC	7.85%	7.85%	–	4.00%, 3.00%, 2.25%, 1.50%, 0.50%
	5 Yr Fixed Rate No ERC	–	–	–	–
1 - Status	2 Yr Fixed Rate ERC	–	–	–	–
	3 Yr Fixed Rate ERC	–	–	–	–
	5 Yr Fixed Rate ERC	–	–	–	–
	5 Yr Fixed Rate No ERC	–	–	–	–
2 - Status	2 Yr Fixed Rate ERC	–	–	–	–
	3 Yr Fixed Rate ERC	–	–	–	–
	5 Yr Fixed Rate ERC	–	–	–	–
	5 Yr Fixed Rate No ERC	–	–	–	–
	Product Fee	£995	£995	£995	

UNENCUMBERED

ACCEPTED

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

REVERSIONARY RATE – FIXED RATES

	Status 0	Status 1	Status 2
<75%	BBR +4.25%	BBR +4.75%	–
Follow the BoE rate at the stated margin, down to a minimum of 0.5%			



Second Charge

	Max LTV	65% LTV	70% LTV	75% LTV	80% LTV	85% LTV	Early Redemption Charges
	Net Loan 0 - Status	£10k to £500k	£10k to £500k	£10k to £500k	£10k to £500k	£10k to £125k	% by year
0 - Status	BoE Lifetime Tracker *	+3.64%	+4.14%	+4.39%	+5.44%	+7.19%	2.00%, 1.00%
	2 Yr Fixed Rate ERC	7.59%	8.69%	9.09%	10.39%	11.50%	1.75%, 0.75%
	3 Yr Fixed Rate ERC	7.69%	8.79%	9.19%	10.59%	11.70%	3.00%, 2.00%, 0.75%
	5 Yr Fixed Rate ERC	6.59%	7.79%	8.19%	8.99%	11.40%	5.00%, 4.00%, 2.75%, 1.75%, 0.75%
	5 Yr Fixed Rate No ERC	8.50%	8.80%	9.20%	10.75%	12.50%	No ERCs
1 - Status	BoE Lifetime Tracker *	+6.19%	+6.69%	+6.94%	-	-	2.00%, 1.00%
	2 Yr Fixed Rate ERC	9.99%	10.49%	10.73%	-	-	1.75%, 0.75%
	3 Yr Fixed Rate ERC	10.19%	10.69%	10.93%	-	-	3.00%, 2.00%, 0.75%
	5 Yr Fixed Rate ERC	9.59%	10.19%	10.59%	-	-	5.00%, 4.00%, 2.75%, 1.75%, 0.75%
	5 Yr Fixed Rate No ERC	-	-	-	-	-	-
2 - Status	BoE Lifetime Tracker *	+7.19%	+7.69%	+7.94%	-	-	2.00%, 1.00%
	2 Yr Fixed Rate ERC	10.85%	11.35%	11.59%	-	-	1.75%, 0.75%
	3 Yr Fixed Rate ERC	11.05%	11.55%	11.79%	-	-	3.00%, 2.00%, 0.75%
	5 Yr Fixed Rate ERC	10.45%	11.05%	11.45%	-	-	5.00%, 4.00%, 2.75%, 1.75%, 0.75%
	5 Yr Fixed Rate No ERC	-	-	-	-	-	-
Product Fee		£395 0-Status loans <£25k, £795 0-Status £25k to £125k and under 75% LTV, £995 all other 0-Status over 75% LTV, BoE trackers over £25k, all 1/2 Status, £1495 loans +£125K					

*Lifetime Tracker rates follow the BoE base rate at the stipulated margin, down to a BoE minimum of 0.50%, and have a max loan size of £125k.

SECOND CHARGE

ACCEPTED

- ✓ Loans to £500K
- ✓ Adverse accepted
- ✓ Non standard Properties
- ✓ 6 x LTI up to 80%
- ✓ 4 x LTI 80 - 85%

REVERSIONARY RATE – FIXED RATES

	Status 0	Status 1	Status 2
<75%	BBR +5%	BBR +6%	BBR +6%
>75%	BBR +6%	BBR +7%	BBR +7%
Follow the BoE rate at the stated margin, down to a minimum of 0.5%			

