



Why UTB

The **Who, What, Why** and **How** of our mortgage offer

We understand that each person is unique and that many cases are too complex for the 'High Street'. Where customers have circumstances that require a bit more flexibility, you need a lender who'll take a different view.

Who CUSTOMERS WE LOVE TO HELP

- Owners of unusual properties or construction types / unencumbered properties
- Professionals and those with complex income
- Self-employed and contractors
- Borrowers with impaired credit
- Buy to let landlords, individuals or Ltd Co SPVs with HMOs, MUBs or holiday lets
- Second charge residential borrowers
- Mortgage Prisoners
- Product Transfer options are available for all products (eligible existing customers are offered these options within 90 days of expiry of their current fixed rate)

What

OUR PRODUCT OFFERING

Residential

- Lending available to 95% LTV
- Maximum Loan: £2m
- Maximum age: 85 years
- 6 x LTI to 85% LTV
- Improved AVM criteria up to 85% LTV
- No ERC options available
- Married, sole applications accepted
- No debt consolidation LTV restrictions (excluding Interest Only)
- Multiple sources of income allowed child benefits, foster income, maintenance, second jobs and pension
- Up to 75% of annual bonus, regular bonus, commission and overtime considered with 2yrs history
- Salary + Net Profits accepted for affordability by Ltd Co Directors
- Projections considered on referral for Ltd Co Directors
- Contractors – daily rate x 5 x 48 weeks minus all deductions at source
- 0 hours contracts considered with 12 months history
- Non-standard construction property types accepted - timber frame, steel frame, concrete with no LTV restrictions
- High rise and flats above retail with no LTV restrictions
- Interest Only - affordability assessed on the interest only payment
- New Build properties/off plan purchase accepted (to max 85% LTV)
- DTI up to 50%
- Loan term up to 40 years (including part years)
- Quick solicitors process on remortgages

Buy to let

- At least one applicant must be under 85 years old at the end of the mortgage term
- 20% of shareholders do not have to be named on the application ie: children
- Lending available to 80% LTV + fees
- No minimum income requirements (Except if first time buyer holiday lets)
- Up to four applicants on an application
- Remortgage available from 3 months ownership at market value
- Rental agreements over £100,000 per year considered (subject to referral)
- Property of non-standard construction accepted
- Comfortable with close proximity to 'difficult' commercial property ie: above a chip shop
- Holiday lets and air bnb – agent's projections or 12 month income history accepted
- Investor dominated developments subject to referral being accepted
- MUB and HMOs up to 10 units /10 beds
- Minor adverse accepted (over 2 years old)
- New build properties/off plan purchase accepted
- Unlimited portfolio size for landlords
- Up to 6 properties can be mortgaged with UTB or max UTB lending exposure of £2.5m per UTB borrower

Second Charge Loans

- Lending available to 90% LTV
- Loan size to £1m up to 80% LTV
- No lender fee up to £40,000 net loan
- No ERC options available
- 6 x LTI up to 80% LTV
- Improved AVM criteria up to 85% LTV
- Maximum 30-year term
- Married, sole applications accepted
- Binding Offers can be issued with Special Conditions for non-affordability linked requirements ie: first mortgage consent to second charge
- Multiple loan purposes available
- Plans that allow 1 missed mortgage payments in 12 months
- Unlimited overpayments on all 2nd charge products (excluding final settlement if on an ERC product still in fixed period)

(All residential mortgage USPs apply to Second charges with the exception of Interest Only, 50% DTI and £2m max loan..)

- **Fixed rates and BoE Lifetime trackers available**
- **ERC and No ERC options provided**
- **Overpayments accepted (10% per annum of the existing mortgage balance) - unlimited outside of fixed rate and or no ERC plan chosen**
- **We lend across England, Wales and Mainland Scotland***

*excl BTL

Why

FLEXIBLE TERMS AND APPROACH TO ADVERSE CREDIT

- Normal LTV applied for non standard properties
- Lend for any legal purpose (including some business purposes)
- On consolidation applications all credit card, mail order and store card funds sent to the client to pay rather than UTB sending cheques or electronic transfer
- Mail order and communications arrears and defaults ignored
- CCJs and defaults under £300 ignored
- Missed mortgage payments made within 30 days of due date ignored
- 1 year discharged for IVAs
- Product range available which allows 1 missed mortgage payment within 12 months
- Prime Plus & Prime product ranges can be used if a customer has unsecured arrears which have been brought up to date and evidenced

How

OUR WINNING SERVICE FORMULA

- Dedicated National BDM team
- Direct access to an underwriter
- Manual underwriting
- AVMs available
- Intuitive technology to accelerate processing

Register with UTB



Find your BDM



For new case enquiries

T: 0207 031 1551 E: mortgage.enquiries@utbank.co.uk
Portal login: www.utbankmortgages.co.uk

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