

Experience

Flexibility

Diligence

Relationships

Trusted Development Finance

The trusted and enduring relationships we build with our partners stem from the knowledge and insight we bring to our funding solutions and our diligence and attention to detail.

Offered to existing and new United Trust Bank Developer and Housebuilder customers.

- Loan terms up to 36 months.
- Loan amounts between £1,000,000 to £25,000,000.
- Coverage across England and Wales.



UTB is an established specialist bank backing strong SME Developers and House builders on residential and residential led mixed use projects in desirable mainstream locations across England & Wales.

Purpose	Interest costs & fees	Conditions
<p>For Developers & House builders who require funding for new development projects.</p>	<ul style="list-style-type: none"> • An arrangement fee of 1% is payable upon acceptance of the loan facility. • An exit fee of 1.50% is payable upon repayment of the loan facility. • Fees are calculated on the facility amount. • A variable interest rate is payable of between 6%-8% inclusive of UTB base rate. The interest rate depends on a number of factors such as the term, loan amount and gearing requirements. Interest is accrued daily on the outstanding loan amount and charged to the loan facility monthly. • If finance is sought by the borrower through an appointed credit broker then we can include the broker fee within the loan facility up to a maximum of 1% of the facility amount. 	<ul style="list-style-type: none"> • Loans capped at a maximum of 85% of the total project costs. • Security to include a first legal mortgage over the property or site, debentures and limited personal or corporate guarantees if appropriate. • The Borrower will be required to provide the bank with funds to cover valuation costs, a monitoring surveyor cost report, as well as a solicitors undertaking for legal costs upon acceptance of the facility letter documentation. • Bank appointed professional fees can be included within the loan facility. • First draw down under the loan must be within 3 months of the date of the offer letter.
<p>Key features</p> <ul style="list-style-type: none"> • Existing & New customers ('the Borrower'). • Loans available up to 55% of the Gross Development Value. Where additional funding is required please see UTB CBILS Junior Debt Term Loan Guide. • Loan terms available up to 36 months. • Loan amounts between £1,000,000 and £25,000,000 per project. • New builds, conversions or refurbishments. • Residential and Residential led mixed-use projects. 		
<p>Next steps</p> <p>Please contact your Director, Property Finance or email development@utbank.co.uk</p>		

Other UTB Development Finance Division Products

UTB | CBILS Top-up Term Loan

For customers who have part or fully drawn their existing UTB Development Finance Term Loan and require additional funding because they have been adversely impacted by COVID-19.

UTB | CBILS Junior Debt Term Loan

For Developers & House builders who require additional funding for new development projects because they have been adversely impacted by COVID-19. Only available alongside a new UTB Development Finance Term loan.

UTB | CBILS Sales Period Finance Term Loan

For Developers & House builders who are:

- i) approaching or have achieved PC but require an extended period of time & additional funding to complete sales or have embarked on a rental strategy until the sales market normalises or,
- ii) require assistance in the expansion of their business through the acquisition of new projects, as a result of COVID-19.