

UTB | CBILS – Coronavirus Business Interruption Loan Scheme for **SME Housebuilders & Developers**

## Building on a partnership

United Trust Bank, the British Business Bank and British Housebuilders working in partnership to build much needed new homes.

Offered to existing and new United Trust Bank Developer and Housebuilder customers adversely impacted by COVID-19.

- Loan terms up to 36 months.
- Loans amounts between £50,001 and £5,000,000.
- The interest charge for the first 12 months and the arrangement fee may be paid by the Government.



CBILS is a new scheme that can provide facilities for a range of Business Finance products aimed at smaller businesses across the UK who, as a result of COVID-19, are experiencing lost or deferred revenues, leading to disruptions to their cashflow. Our Junior Debt Term Loan comes with a government-backed guarantee via the BBB potentially enabling us to provide facilities to support new development schemes where SMEs would ordinarily have difficulty raising finance due to the impacts of COVID-19.

Purpose	Interest costs & fees	Conditions
<p>For Developers &amp; House builders who require additional funding for new development projects because they have been adversely impacted by COVID-19. Only available alongside a new <a href="#">UTB Development Finance Term loan</a></p>	<ul style="list-style-type: none"> <li>An arrangement fee of 1% is debited to the loan facility at drawdown and reclaimed on behalf of the Borrower via the BIP.</li> <li>An exit fee of 1.50% is payable upon repayment of the loan facility.</li> <li>Fees are calculated on the facility amount.</li> <li>A variable interest rate is payable of 6.60% inclusive of UTB base rate. Interest is accrued daily on the outstanding loan amount and charged to the loan facility monthly. Interest for the first 12 months is periodically reclaimed on behalf of the Borrower via the BIP.</li> <li>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. This is not covered by the BIP.</li> </ul>	<ul style="list-style-type: none"> <li>Loans capped at a maximum of 90% of the total project costs.</li> <li>The Loan is only available in conjunction with a new UTB Development Finance Term Loan ('the Development Loan').</li> <li>The Loan must be fully drawn before the first draw on the Development Loan.</li> <li>Security to include a first legal mortgage over the property or site, other assets of the borrower, debentures and may be limited personal or corporate guarantees.</li> <li>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.</li> <li>First draw down under the loan must be within 3 months of the date of the offer letter.</li> <li>To be eligible, the borrower must (i) be UK based in it's business activity, with turnover of no more than £45m pa (ii) have a borrowing proposal which UTB would consider viable, were it not for the current pandemic (iii) self-certify that it has been adversely impacted by COVID-19 and (iv) not classed as a business in difficulty on 31-12-2019.</li> </ul>
Key features		
<ul style="list-style-type: none"> <li>Existing &amp; New customers ('the Borrower').</li> <li>Loans available up to 65% of the Gross Development Value.</li> <li>Loan terms available up to 36 months.</li> <li>Loan amounts between £50,001 and £5,000,000.</li> <li>The Government will make a Business Interruption Payment ("BIP") to cover the arrangement fee and the first 12 months of interest payments, so smaller businesses will benefit from lower finance costs across the project.</li> </ul>		

**Next steps:** Please contact your Director, Property Finance or email [development@utbank.co.uk](mailto:development@utbank.co.uk)

UTB   CBILS Development Finance Division Term Loans		
<a href="#">1. Top-up Term Loan</a>	<a href="#">2. Junior Debt Term Loan</a>	<a href="#">3. Sales Period Finance Term Loan</a>
Important Information		Date effective June 2020
<ul style="list-style-type: none"> <li>The borrower always remains 100% liable for the debt.</li> <li>No personal guarantees for facilities under £250k.</li> <li>This product guide should be read alongside the <a href="#">BBB CBILS Q&amp;A guide</a></li> </ul>		



The Coronavirus Business Interruption Loan Scheme (CBILS) is managed by the British Business Bank on behalf of, and with the financial backing of the Secretary of State for Business, Energy and industrial Strategy (BEIS). British Business Bank plc is wholly owned by HM Government and is not authorised or regulated by the Prudential Regulation Authority (PRA) or the Financial Conduct Authority (FCA).

Full details on CBILS eligibility criteria and the list of participating CBILS lenders can be found on the British Business Bank website at: [www.british-business-bank.co.uk/CBILS](http://www.british-business-bank.co.uk/CBILS)