



Our CBILS Term Loan accreditation enables us to provide CBILS-backed Bridging Finance from £100k - £2.5m for a term of 12 months. Our criteria runs alongside the criteria stipulated by the British Business Bank.

Qualifying Criteria

- ✓ Group turnover <£45m
- ✓ UK registered limited company where the facility will be used to support trading in the UK for eligible business purposes
- ✓ Business has been negatively impacted by COVID-19 [e.g. development delays, or intended exit not possible because of current market conditions]
- ✓ Group must generate or be expected to generate more than 50% of turnover from UK trading or commercial activity, including rental income or property sales
- ✓ Business proposition viable were it not for the impact of COVID-19
- ✓ Able to demonstrate a realistic and achievable exit plan to ensure repayment of the facility
- ✓ Borrower with worth and experience of completing similar projects
- ✓ Not an undertaking in difficulty
- ✓ No history of financial crime or fraud

Parameters

- ✓ Residential 1st charge unregulated Bridging Finance
- ✓ Loan size of up to £2.5m on a fixed 12-month term
- ✓ Up to 75% LTV advance on a serviced basis
- ✓ Fixed repayments with no interest or lender-levied fees payable within the 12 month term (covered by the Business Interruption Payment)
- ✓ No early repayment charge beyond month 3 and no exit fees
- ✓ Maximum loan size determined by defined liquidity need and total CBILS lending per Group restricted to £5m
- ✓ Finish and exit / development exit product for non-structural works

Security

- ✓ 1st charge against the residential asset(s)
- ✓ No personal guarantees below £250k
- ✓ Personal guarantee required for facilities above £250k, however recoveries will be capped at a maximum of 20% of the outstanding balance of the CBILS facility after the proceeds of business assets have been applied.
- ✓ Corporate guarantee requirement assessed on a deal-by-deal basis

Required Information (for initial assessment)

- ✓ Completed application form
- ✓ 3 months bank statements
- ✓ Background and history to the business
- ✓ Experience of the applicant and details of current portfolio
- ✓ Asset and liability statements for the directors
- ✓ Explanation and self-certification of negative COVID-19 impact
- ✓ Assessment of the exit plan
- ✓ Full details of the asset(s) being financed

Eligible Facility Uses

- ✓ **Development Exit:** refinancing a development finance facility where the project is complete or only has minor snagging remaining. Use of funds is limited to redeeming the current lender
- ✓ **Development Finish & Exit:** refinancing a development finance facility where non-structural works require completion, up to 10% of the total build costs. Additional funding only provided against a confirmed and assessed cost schedule. Liquidity assessment to confirm borrower ability to meet potential cost over-runs
- ✓ In both cases, existing development finance facility must have reached the end of term or be within one month of expiring. Where significantly over term, consideration needs to be given to viability
- ✓ Assets must have been purchased prior to the COVID-19 pandemic - i.e. before March 2020 - and can't be bespoke / of unique nature
- ✓ Purpose of the facility is to provide additional time and, where appropriate, funding to secure intended exit route of sale or refinancing

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 and the list of participating CBILS lenders can be found on the British Business Bank website at: www.british-business-bank.co.uk/CBILS

Find out more

To find out more information on CBILS, give us a call or visit [our website here](#). Please send completed applications to UFG-Bridging-mailbox@ultimatefinance.co.uk