A decorative graphic consisting of a grid of teal squares of varying shades, arranged in a pattern that tapers downwards from the top left.

# LENDING PRODUCT GUIDE



**Your property may be repossessed if you do not keep up  
repayments on a mortgage or loan secured on it.**

# Cynergy Bank – lending overview



## Key criteria

Property  
Investment Loan -  
Residential

Property  
Investment Loan –  
Commercial and  
mixed use

Low Yielding, High  
Value Asset

Property  
Development  
Finance

Commercial Loan -  
Healthcare

Commercial Loan -  
Hospitality

Commercial Loan –  
Holiday parks

Commercial Loan –  
Self storage

## About Cynergy Bank

Cynergy Bank was founded in 2018.

At Cynergy Bank our mission is to empower entrepreneurs, commercial business owners and high net worth professionals to achieve their aspirations by providing funding through our range of innovative and flexible lending products.

We do this by offering tailored banking solutions, delivered using the latest technology, underpinned by a range of digitally enabled products and services as we continue to innovate in the human digital space.

We work collaboratively with our customers and introducers to support UK businesses, individuals, and savers to succeed.

Our customer promises:

- **Understand your business** – we'll ensure you're always in good hands with accessible, knowledgeable people who understand your needs.
- **Relationship driven** - our proactive teams will work with you to find solutions to meet your evolving business needs.
- **Quick Decisions** – our responsive teams are empowered to make quick decisions you can rely on.

Cynergy Bank –  
lending overview

# Cynergy Bank – Key criteria

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## Borrower Type

Individuals, Limited companies, LLPs, Partnerships, and Sole Traders incorporated or trading in the UK



## Repayment Terms

Capital and Interest, Interest-Only, Partially Amortising



## Pricing

Fixed and variable rate pricing available



## Fees

Arrangement fees and Early Repayment Charges applicable



## Security

We are a secured lender. Security packages can include one or more of the following:

- 1st Legal Charge
- Debenture
- Personal guarantees
- Cross company guarantees
- Duty of Care Deed



Cynergy Bank –  
lending overview

Key criteria

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Holiday parks**

**Commercial Loan –  
Self storage**

# Property Investment Loan - Residential

To support professional landlords and property entrepreneurs, we can arrange funding for the purchase or refinance of residential properties and portfolios.



## Loan Amount

£1,000,000 - £40,000,000



## Loan Term

Up to 10 years – amortising profile up to 30 years



## LTV

Max 70%



## Interest Cover

Min 125% interest cover



## Debt Service Cover

100%

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## EPC C+ Term Loan

If 90% of the property assets presented have Energy Performance Certificates of A, B or C, a pricing discount can be applied

Variable pricing discount:

A – 0.50%  
B – 0.35%  
C – 0.20%

Fixed Rate pricing discount:

5bps on the current rates

Cynergy Bank –  
lending overview

Key criteria

Property  
Investment Loan -  
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Property  
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Commercial and  
Mixed Use

Low Yielding, High  
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Development  
Finance

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Healthcare

Commercial Loan -  
Hospitality

Commercial Loan –  
Holiday parks

Commercial Loan –  
Self storage

# Property Investment Loan – Commercial and Mixed Use

To support professional landlords and property entrepreneurs, we can arrange funding for the purchase of commercial and mixed use properties and portfolios.



## Loan Amount

£1,000,000 - £30,000,000



## Loan Term

Up to 10 years for Capital and Interest repayment

Up to 5 years for Interest-only

Amortising profiles up to 20 years



## LTV

Max 60% - Repayment terms

Max 55% - Interest Only



## Interest Cover

Min 150% Commercial

Min 130% Mixed use



## Debt Service Cover

100% Commercial

100% Mixed use



Cynergy Bank –  
lending overview

# Low Yielding, High Value Asset

Key criteria

For experienced landlords and property professionals with high quality but low yielding residential assets, this property investment term loan product offers a lower interest cover ratio to our standard policy that is supplemented by charged cash on deposit.

Property Investment Loan - Residential



## Loan Amount

£1,000,000 - £30,000,000

Property Investment Loan – Commercial and mixed use



## Loan Term

5 years max

Low Yielding, High Value Asset



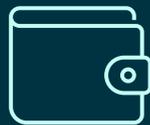
## LTV

Max 60%

## Interest Cover

Min 125% - ICR from gross passing rent of 100% at origination but subject to a “top up” mechanism to reach 125% via a charged cash deposit

Property Development Finance



Commercial Loan - Healthcare



## Debt Service Cover

100%

Commercial Loan - Hospitality



## Pricing

Fixed rate only

Commercial Loan – Holiday parks



## Repayment terms

Interest-only

Commercial Loan – Self storage

## Eligibility

Assets presented must:

- be able to demonstrate a robustness through the cycle of rental and sales/investment demand
- have consistently high occupancy
- be operated professionally with strong cost control and high maintenance standards including satisfactory EPC status

Cynergy Bank –  
lending overview

# Property Development Finance

For experienced property landlords/professionals with a track record of completing developments we can provide access to funding to buy a new or existing development site which can then be retained for letting or sold. The sectors we support include residential, student accommodation, commercial investment, care homes and hotels.

Key criteria

Property  
Investment Loan -  
Residential



## Loan Amount

£2,000,000-£20,000,000 per project



## LTGDV / LTC

Sector	LTGDV	LTC
Residential	65%	80%
Student Accommodation	65%	75%
Commercial investment	50%	55%
Care Homes (Operational)	60%	70%
Hotels (Operational)	60%	70%

Property  
Investment Loan –  
Commercial and  
mixed use

Low Yielding, High  
Value Asset



## Loan Term

Up to 36 months

Property  
Development  
Finance



## Max Units

150 for residential (125 for other sectors)

## Pricing



Variable rate only

## Repayment terms

Capitalised Interest

Commercial Loan -  
Healthcare



## Security



- Debenture over borrowing entity
- Fixed charge over the land / development
- Collateral warranties from: Main Contractor, Professional Team
- Step in rights under any pre-let agreements
- Personal guarantees and cost overrun guarantees subject to loan amount
- Other security as required

Commercial Loan -  
Hospitality

Commercial Loan –  
Holiday parks



## Fees

Arrangement fees and Exit fees applicable

Commercial Loan –  
Self storage

Eligibility - EPC rating achieved must be a minimum of a grade C or higher. This applies to both commercial and residential properties. For large scale refurbishments of existing buildings, the final conversion / refurbishment must result in the building being compliant with applicable legislation.

Cynergy Bank –  
lending overview

# Commercial Loan - Healthcare

Key criteria

Our Commercial Loan can help address a range of funding needs in the healthcare sector including acquisition, refurbishments, capital expenditure and refinance.

Property  
Investment Loan -  
Residential

The Healthcare sub sectors we support include; converted/purpose built residential and nursing homes, senior retirement living, specialist care, supported living, SEN schools and day care nurseries.

Property  
Investment Loan –  
Commercial and  
mixed use

We can also finance development and turnkey assets.



## Loan Amount

£2,000,000 - £30,000,000

Low Yielding, High  
Value Asset



## Loan Term

Up to 10 years – amortising profile up to 25 years

Property  
Development  
Finance



## LTV

65% MV1 / 100% of MV2  
Exit LTV 60% MV1

Commercial Loan -  
Healthcare



## Leverage

7x

Commercial Loan -  
Hospitality



## Interest Cover

Min 2.00x EBITDA

Commercial Loan –  
Holiday parks



## Debt Service Cover

Min 1.50x EBITDA

Commercial Loan –  
Self storage



# Commercial Loan - Hospitality

We support businesses in the Hospitality sector to support a range of funding needs including acquisition, refurbishments, capital expenditure and refinance.

The Hospitality sub sectors we support include hotels, public houses and restaurants.

## Key criteria

### Property Investment Loan - Residential



#### Loan Amount

£2,000,000 - £30,000,000

### Property Investment Loan – Commercial and mixed use



#### Loan Term

Up to 10 years – amortising profile up to 25 years

### Low Yielding, High Value Asset



#### LTV

65% MV1 / 100% of MV2

Exit LTV 60% MV1

### Property Development Finance



#### Leverage

7x

### Commercial Loan - Healthcare



#### Interest Cover

Min 2.00x EBITDA

### Commercial Loan - Hospitality



#### Debt Service Cover

Min 1.50x EBITDA

### Commercial Loan – Holiday parks



#### Other

Funding against a freehold or long lease with 75 years plus unexpired at the time of loan expiry

### Commercial Loan – Self storage



Cynergy Bank –  
lending overview

# Commercial Loan – Holiday parks

Key criteria

Our Holiday park finance solution allows experienced site owners to acquire or refurbish holiday parks to help attract more visitors and generate new income. We also support capital expenditure and refinance needs.

Property  
Investment Loan –  
Residential

Our Holiday park sector includes holiday parks, forest villages, holiday villages, holiday lodges and caravan parks.

Property  
Investment Loan –  
Commercial and  
mixed use



## Loan Amount

£2,000,000 - £15,000,000

Low Yielding, High  
Value Asset



## Loan Term

Up to 10 years – amortising profile up to 25 years

Interest-only for a maximum of 12 months

Property  
Development  
Finance



## LTV

65% MV1 / 100% of MV2

Exit LTV 60% MV1

Commercial Loan -  
Healthcare



## Leverage

6.5x

Commercial Loan –  
Hospitality



## Interest Cover

Min 2.00x EBITDA

Commercial Loan –  
Holiday parks



## Debt Service Cover

Min 1.50x EBITDA

Commercial Loan –  
Self storage



# Commercial Loan – Self storage

To support established operators in the self storage sector with funding to refinance, acquire, refurbish, and expand existing portfolios including turnkey opportunities.

## Key criteria

### Property Investment Loan - Residential



#### Loan Amount

£1,000,000 - £30,000,000



#### Loan Term

Up to 10 years – amortising profile up to 25 years (Max 2 year Interest-only period)

### Property Investment Loan – Commercial and mixed use



#### Leverage

7.0 x (Exit leverage for Turnkey)

### Low Yielding, High Value Asset



#### Trading assets

##### LTV

65% MV1 / 100% of MV3



#### Debt Service Cover

Min 1.50x EBITDA

### Property Development Finance



#### Interest Cover

Min 2.00x EBITDA

### Commercial Loan - Healthcare



##### LTV

65% MV1 / 75% of Turnkey value



#### Debt Service Cover

Greater than 3 years - Minimum 1.50x (EBITDA)

### Commercial Loan - Hospitality



#### Interest Cover

Year 1: Minimum 1.25x (EBITDA)

Year 2: Minimum 1.50x (EBITDA)

Year 3+: Minimum 2.00x (EBITDA)

### Commercial Loan – Holiday parks

### Commercial Loan – Self storage

Interest Costs during the first two years can also be met via one or an acceptable combination of the following:

- Additional Personal Guarantee subject to satisfaction with guarantor liquidity
- Corporate guarantee / debenture – illustrating sufficient surplus EBITDA
- Operating Expenses facility (e.g. Overdraft) Cash held on account – min 6 months equivalent

# Get in touch



## **Mitesh Hathi**

Regional Director, Property Finance – London

M +44 (0) 7483 085 659

[mhathi@cynergybank.co.uk](mailto:mhathi@cynergybank.co.uk)



## **Kenny Stewart**

Regional Director, Property Finance – Scotland

M +44 (0) 7500 960 549

[kstewart@cynergybank.co.uk](mailto:kstewart@cynergybank.co.uk)



## **Rob Dawson**

Regional Director, Property Finance – North West

M +44 (0) 7587 632 206

[rdawson@cynergybank.co.uk](mailto:rdawson@cynergybank.co.uk)

Customers can write to us at: [PO Box 80030, London EC4P 4NG](mailto:PO Box 80030, London EC4P 4NG)  
Or call Customer Service on: [0345 850 5555](tel:0345 850 5555)\* or [+44 20 3375 6422](tel:+44 20 3375 6422)  
(if calling from abroad). \*Calls may be recorded for monitoring and training.

### **Customer Service telephone opening hours**

8.00am – 8.00pm Monday to Friday

9.00am – 5.00pm Saturdays, Sundays and Bank Holidays

Cynergy Bank Limited. Registered in England and Wales: 04728421.

Registered office: 4th Floor, One New Change, London EC4M 9AF.

Unregulated lending is exempt from regulation by the Financial Conduct Authority and the Prudential Regulation Authority.

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# Get in touch



**Laura Solecki**

Regional Director, Property Finance – South

M +44 (0) 7976 727 225

[lsolecki@cynergybank.co.uk](mailto:lsolecki@cynergybank.co.uk)



**Sukhjeevan Nat**

Regional Director, Property Finance – Midlands & South West

M +44 (0) 7483 085 793

[snat@cynergybank.co.uk](mailto:snat@cynergybank.co.uk)



**Simon Gunnell**

Head of Intermediary Development

M +44 (0) 7711 704 749

[sgunnell@cynergybank.co.uk](mailto:sgunnell@cynergybank.co.uk)

Customers can write to us at: [PO Box 80030, London EC4P 4NG](#)  
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