



LENDING PRODUCT GUIDE



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

Version: February 2024

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



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Residential**

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Commercial Loan -
Healthcare

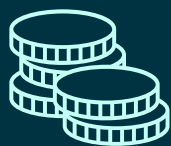
Commercial Loan -
Hospitality

Commercial Loan –
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

£500,000 - £40,000,000



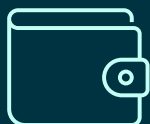
Loan Term

Up to 10 years – amortising profile up to 40 years



LTV

Max 70%



Interest Cover

Min 125% interest cover



Debt Service Cover

100%

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

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Residential

Property
Investment Loan –
Commercial and
Mixed Use

Low Yielding, High
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Property
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Commercial Loan -
Healthcare

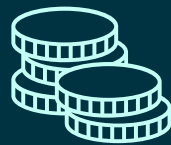
Commercial Loan -
Hospitality

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

£500,000 - £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 125% Mixed use



Debt Service Cover

100% Commercial

100% Mixed use



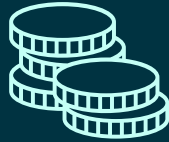
Cynergy Bank –
lending overview

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



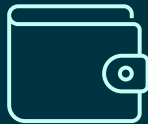
LTV

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

£500,000 - £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

£500,000 - £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



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Cynergy Bank plc. 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.

Cynergy Bank plc is a member of UK Finance and adheres to the Standards of Lending Practice published by the Lending Standards Board.

Lending is subject to approval and terms and conditions will apply. Your property may be repossessed if you do not keep up repayments on a mortgage or loan secured on it.

Get in touch

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

Customer Service telephone opening hours

8.00am – 7.00pm Monday to Friday

9.00am – 5.00pm Saturdays, Sundays and Bank Holidays

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