



4Syte Construction Finance Limited

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Cashflow solutions for all your business needs

Summary Indicative Criteria 4Syte Construction Finance Limited

4Syte Construction Finance Limited provides finance against receivables of a contractual nature to UK SMEs located in England and Wales. The product is factoring based on applications/invoices which are subject to an over-arching contract, commonly financing sub-contractors engaged with contractors in the construction sector. 4Syte can also provide CHOCS and Confidential CHOCS facilities for profitable clients with good systems and well-rated debtors. The 4Syte Group also provides complimentary services to SMEs through 4Syte Funding Limited, which is the provision of finance against simple supply and forget receivables. 4Syte Trade Limited which, together with invoice finance, extends the services further across the trade finance arena to include purchase order finance through the supply chain to the point of purchase, either as a UK only trade or an import into the UK based on a verified purchase order. Finally, 4Syte Structured Finance Limited provides secured loans to SMEs against residential or commercial property.

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Maximum Advanced Amount:	Up to 75% of Approved Debts (with payment certification) on overall client transaction. We will also fund approved application at a lesser percentage.
Approved Debts:	An acquired debt from a Client that is not disputed, in line with 4Syte credit and risk policy and is credit insured under 4Syte's trade credit policy (except if deemed UK
Type of Debt:	Whole of turnover or selected debtors.
Maximum Client Facility Size:	£1,500,000
Client Facility Criteria:	The criteria for all potential Clients are: <ul style="list-style-type: none">• A UK registered limited company with a reasonable operating performance and balance sheet strength. Partnerships and Sole Traders with transaction values in excess of £25k can be considered in exceptional circumstances.• Client must be willing to provide both a debenture and personal guarantees, and also be homeowners
Client Facilities Security:	All-asset debenture, directors' PG. Prospects need to be homeowners with some level of minimum equity ("skin-in-the-game").
Underwriting:	Two underwriters to respond within 24 hours on New Business proposal. An additional audit is to be provided by a QS or a person qualified at assessing contractual risk. Primarily in the construction sector.
Client Pricing:	Pricing is generally on the basis of a discount charge (rate over BOE Base) and a service fee charges as a percentage of client turnover. There may be an additional charge for Bad Debt Protection charged on the same basis as the service fee. On occasion a bundled all in one fee can be charged.

Client Directors Support & Security

Additional security may be taken to support facilities if the underlying covenant is weak or unsubstantiated. If a Director's loan is present it must be clearly marked in the New Business Submission with a clear instruction to Underwriters as to whether it is recommended for subordination. Formal subordination will be subject to the Underwriters discretion.

Client Business Security

A debenture and suitable deed of priority or waiver if applicable and Directors' indemnities are required on all facilities (unless Credit Insurance backed at which point exceptions can be considered). Any amendment to this will be treated as an exception to credit policy and mitigating circumstances must be provided.

General Criteria

Parameter	Invoice Finance
Minimum Lend	£25,000
Maximum Lend	£1,500,000

Personal Guarantee	Required - value to be agreed by Underwriting
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If you have any questions please contact us on the following details

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Sam Wilson
Regional Managing Director