



Limited Company Buy to Let Product Guide

September 2025

- **Broad range & better service**
- **Rates starting at 4.99% & dedicated Case Owner from application to offer**
- **Manual underwriting by a team of skilled decision makers**

discover more.

Version 1.4

Aimed at Professional intermediaries only; not for public distribution. UK Mortgage Lending Ltd (UKMLL) t/a Pepper Money is authorised and regulated by the Financial Conduct Authority (FCA) under registration number 710410 as a provider of regulated mortgages. The FCA does not regulate our Buy to Let mortgages. UKMLL is a member of the Finance and Leasing Association and follows its Lending Code as a provider of second charge regulated mortgages.

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Highlights of our wide ranging criteria

Company Details	Defaults	Portfolio Landlords
<ul style="list-style-type: none">• Company must be registered• Account has not been frozen• Company must be active• No current adverse credit history registered against the company• No disqualified directors• All directors must be natural persons• No debentures present• No minimum trading period	<ul style="list-style-type: none">• Don't need to be satisfied• No value limit• Can be registered as recently as 12 months ago• On Pepper 36 products we will ignore 1 individual defaults (per application) up to and including £200.00 each where these defaults relate to utilities, communications or mail order providers. We will ignore 2 individual defaults (per application) for Pepper 24, 18, and 12 products, up to and including £200.00 each	<ul style="list-style-type: none">• Portfolio landlords accepted• See our criteria guide for full details
CCJs	No Credit Scoring	SIC code must be
<ul style="list-style-type: none">• Don't need to be satisfied• No value limit• Can be registered as recently as 12 months ago	<ul style="list-style-type: none">• We don't credit score to make decisions• We don't credit score to determine product selection. What you see is what you get• Manual underwriting by a team of skilled decision makers	<ul style="list-style-type: none">• 68100• 68201• 68209• 68320
	Capital Raising	Interest Only
	<ul style="list-style-type: none">• To our maximum LTV's for most legal purposes• Debt consolidation to maximum LTV's	<ul style="list-style-type: none">• Across the entire range• Max 80% LTV for BTL, and 75% for HMO
	EPC Ratings Accepted	Borrow more
	<ul style="list-style-type: none">• For Buy to Let: EPC A – C at 80% LTV, EPC D at 75% LTV and EPC E at 70% LTV• For HMO: EPC A – C accepted to 75% LTV	<ul style="list-style-type: none">• 125% standard Ltd Co, 140% for Ltd Co HMOs. Calc. on 5 year fixed rates

Suitable for customers that haven't had a Default in the last 48 months and who have never had a CCJ

Correct as of 15th September 2025

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	4.99%	5%	4.99%	4.00%	L50884
	EPC A-E	70%	5.79%	** £1,995 / £2,995	5.79%	4.00%	L50881
	EPC A-E	70%	5.89%	£995	5.89%	4.00%	L50887
	EPC A-D	75%	5.14%	5%	5.14%	4.25%	L50885
	EPC A-D	75%	5.94%	** £1,995 / £2,995	5.94%	4.25%	L50882
	EPC A-D	75%	6.04%	£995	6.04%	4.25%	L50888
	EPC A-C	80%	5.39%	5%	5.39%	4.50%	L50886
	EPC A-C	80%	6.19%	** £1,995 / £2,995	6.19%	4.50%	L50883
	EPC A-C	80%	6.29%	£995	6.29%	4.50%	L50889
	ERC:	4%,4%,3%,3%,2%					

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-E	70%	5.69%	2%	8.50%	4.00%	L20174
	EPC A-E	70%	5.93%	£995	8.50%	4.00%	L20177
	EPC A-D	75%	5.84%	2%	8.75%	4.25%	L20175
	EPC A-D	75%	6.08%	£995	8.75%	4.25%	L20178
	EPC A-C	80%	6.09%	2%	9.00%	4.50%	L20176
	EPC A-C	80%	6.33%	£995	9.00%	4.50%	L20179
	ERC:	3%,2%					

Application fee = £150

**Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

All single dwelling BTL Remortgages come with £350 Cashback as standard

Pepper48 Light Ltd Co BTL - Credit Criteria

Credit Criteria	
CCJs:	None
Default:	None or 0 registered in 48 months
CCJ/Default Value:	No limit
Secured Missed Payments:	0 in 48 months (No arrears balance in last 6 months)
Bankruptcy/IVA:	Discharged > 6 years ago
Repossessions:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

Suitable for customers that haven't had a CCJ or Default in the last 48 months

Correct as of 15th September 2025

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.04%	5%	5.04%	4.00%	L50893
	EPC A-E	70%	5.84%	** £1,995 / £2,995	5.84%	4.00%	L50890
	EPC A-E	70%	5.94%	£995	5.94%	4.00%	L50896
	EPC A-D	75%	5.19%	5%	5.19%	4.25%	L50894
	EPC A-D	75%	5.99%	** £1,995 / £2,995	5.99%	4.25%	L50891
	EPC A-D	75%	6.09%	£995	6.09%	4.25%	L50897
	EPC A-C	80%	5.44%	5%	5.44%	4.50%	L50895
	EPC A-C	80%	6.24%	** £1,995 / £2,995	6.24%	4.50%	L50892
	EPC A-C	80%	6.34%	£995	6.34%	4.50%	L50898
	ERC:	4%,4%,3%,3%,2%					

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-E	70%	5.74%	2%	8.50%	4.00%	L20180
	EPC A-E	70%	5.98%	£995	8.50%	4.00%	L20183
	EPC A-D	75%	5.89%	2%	8.75%	4.25%	L20181
	EPC A-D	75%	6.13%	£995	8.75%	4.25%	L20184
	EPC A-C	80%	6.14%	2%	9.00%	4.50%	L20182
	EPC A-C	80%	6.38%	£995	9.00%	4.50%	L20185
	ERC:	3%,2%					

Application fee = £150

**Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

All single dwelling BTL Remortgages come with £350 Cashback as standard

Pepper48 Ltd Co BTL - Credit Criteria

Credit Criteria	
CCJs:	0 registered in 48 months
Default:	None or 0 registered in 48 months
CCJ/Default Value:	No limit
Secured Missed Payments:	0 in 48 months (No arrears balance in last 6 months)
Bankruptcy/IVA:	Discharged > 6 years ago
Repossessions:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

Pepper36 Light - Limited Company Buy to Let

LMR = 4.50%

Suitable for customers that haven't had a Default in the last 36 months and who have never had a CCJ

Correct as of 15th September 2025

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.09%	5%	5.09%	4.00%	L50902
	EPC A-E	70%	5.89%	** £1,995 / £2,995	5.89%	4.00%	L50899
	EPC A-E	70%	5.99%	£995	5.99%	4.00%	L50905
	EPC A-D	75%	5.24%	5%	5.24%	4.25%	L50903
	EPC A-D	75%	6.04%	** £1,995 / £2,995	6.04%	4.25%	L50900
	EPC A-D	75%	6.14%	£995	6.14%	4.25%	L50906
	EPC A-C	80%	5.49%	5%	5.49%	4.50%	L50904
	EPC A-C	80%	6.29%	** £1,995 / £2,995	6.29%	4.50%	L50901
	EPC A-C	80%	6.39%	£995	6.39%	4.50%	L50907
	ERC:	4%,4%,3%,3%,2%					

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-E	70%	5.79%	2%	8.50%	4.00%	L20189
	EPC A-E	70%	6.03%	£995	8.50%	4.00%	L20186
	EPC A-D	75%	5.94%	2%	8.75%	4.25%	L20190
	EPC A-D	75%	6.18%	£995	8.75%	4.25%	L20187
	EPC A-C	80%	6.19%	2%	9.00%	4.50%	L20191
	EPC A-C	80%	6.43%	£995	9.00%	4.50%	L20188
	ERC:	3%,2%					

Application fee = £150

**Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

All single dwelling BTL Remortgages come with £350 Cashback as standard

Pepper36 Light Ltd Co BTL - Credit Criteria

Credit Criteria	
CCJs:	None
Default:	0 registered in 36 months
CCJ/Default Value:	No limit
Secured Missed Payments:	0 in 36 months (No arrears balance in last 6 months)
Bankruptcy/IVA:	Discharged > 6 years ago
Repossessions:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

Suitable for customers that haven't had a CCJ or Default in the last 36 months

Correct as of 15th September 2025

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.14%	5%	5.14%	4.00%	L50911
	EPC A-E	70%	5.94%	** £1,995 / £2,995	5.94%	4.00%	L50908
	EPC A-E	70%	6.04%	£995	6.04%	4.00%	L50914
	EPC A-D	75%	5.29%	5%	5.29%	4.25%	L50912
	EPC A-D	75%	6.09%	** £1,995 / £2,995	6.09%	4.25%	L50909
	EPC A-D	75%	6.19%	£995	6.19%	4.25%	L50915
	EPC A-C	80%	5.54%	5%	5.54%	4.50%	L50913
	EPC A-C	80%	6.34%	** £1,995 / £2,995	6.34%	4.50%	L50910
	EPC A-C	80%	6.44%	£995	6.44%	4.50%	L50916
	ERC:	4%,4%,3%,3%,2%					

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-E	70%	5.84%	2%	8.50%	4.00%	L20192
	EPC A-E	70%	6.08%	£995	8.50%	4.00%	L20195
	EPC A-D	75%	5.99%	2%	8.75%	4.25%	L20193
	EPC A-D	75%	6.23%	£995	8.75%	4.25%	L20196
	EPC A-C	80%	6.24%	2%	9.00%	4.50%	L20194
	EPC A-C	80%	6.48%	£995	9.00%	4.50%	L20197
	ERC:	3%,2%					

Application fee = £150

**Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

All single dwelling BTL Remortgages come with £350 Cashback as standard

Pepper36 Ltd Co BTL - Credit Criteria

Credit Criteria	
CCJs:	0 registered in 36 months
Default:	0 registered in 36 months
CCJ/Default Value:	No limit
Secured Missed Payments:	0 in 36 months (No arrears balance in last 6 months)
Bankruptcy/IVA:	Discharged > 6 years ago
Repossessions:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

Pepper24 Light - Limited Company Buy to Let

LMR = 4.50%

Suitable for customers that haven't had a Default in the last 24 months and who have never had a CCJ

Correct as of 15th September 2025

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.19%	5%	5.19%	4.00%	L50919
	EPC A-E	70%	5.99%	** £1,995 / £2,995	5.99%	4.00%	L50917
	EPC A-E	70%	6.09%	£995	6.09%	4.00%	L50921
	EPC A-D	75%	5.34%	5%	5.34%	4.25%	L50920
	EPC A-D	75%	6.14%	** £1,995 / £2,995	6.14%	4.25%	L50918
	EPC A-D	75%	6.24%	£995	6.24%	4.25%	L50922
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-E	70%	5.89%	2%	8.50%	4.00%	L20198
	EPC A-E	70%	6.13%	£995	8.50%	4.00%	L20200
	EPC A-D	75%	6.04%	2%	8.75%	4.25%	L20199
	EPC A-D	75%	6.28%	£995	8.75%	4.25%	L20201
ERC:	3%,2%						

Application fee = £150

**Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

All single dwelling BTL Remortgages come with £350 Cashback as standard

Pepper24 Light Ltd Co BTL - Credit Criteria

Credit Criteria	
CCJs:	None
Default:	0 registered in 24 months
CCJ/Default Value:	No limit
Secured Missed Payments:	0 in 24 months (No arrears balance in last 6 months)
Bankruptcy/IVA:	Discharged > 6 years ago
Repossessions:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.24%	5%	5.24%	4.00%	L50925
	EPC A-E	70%	6.04%	** £1,995 / £2,995	6.04%	4.00%	L50923
	EPC A-E	70%	6.14%	£995	6.14%	4.00%	L50927
	EPC A-D	75%	5.39%	5%	5.39%	4.25%	L50926
	EPC A-D	75%	6.19%	** £1,995 / £2,995	6.19%	4.25%	L50924
	EPC A-D	75%	6.29%	£995	6.29%	4.25%	L50928
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-E	70%	5.94%	2%	8.50%	4.00%	L20202
	EPC A-E	70%	6.18%	£995	8.50%	4.00%	L20204
	EPC A-D	75%	6.09%	2%	8.75%	4.25%	L20203
	EPC A-D	75%	6.33%	£995	8.75%	4.25%	L20205
ERC:	3%,2%						

Application fee = £150

**Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

All single dwelling BTL Remortgages come with £350 Cashback as standard

Pepper24 Ltd Co BTL - Credit Criteria

Credit Criteria	
CCJs:	0 registered in 24 months
Default:	0 registered in 24 months
CCJ/Default Value:	No limit
Secured Missed Payments:	0 in 24 months (No arrears balance in last 6 months)
Bankruptcy/IVA:	Discharged > 6 years ago
Repossessions:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

Suitable for customers that haven't had a Default in the last 18 months and who have never had a CCJ

Correct as of 15th September 2025

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.29%	5%	5.29%	4.25%	L50929
	EPC A-E	70%	6.09%	** £1,995 / £2,995	6.09%	4.25%	L50933
	EPC A-E	70%	6.19%	£995	6.19%	4.25%	L50931
	EPC A-D	75%	5.44%	5%	5.44%	4.50%	L50930
	EPC A-D	75%	6.24%	** £1,995 / £2,995	6.24%	4.50%	L50934
	EPC A-D	75%	6.34%	£995	6.34%	4.50%	L50932
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-E	70%	5.99%	2%	8.75%	4.25%	L20206
	EPC A-E	70%	6.23%	£995	8.75%	4.25%	L20208
	EPC A-D	75%	6.14%	2%	9.00%	4.50%	L20207
	EPC A-D	75%	6.38%	£995	9.00%	4.50%	L20209
ERC:	3%,2%						

Application fee = £150

**Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

All single dwelling BTL Remortgages come with £350 Cashback as standard

Pepper18 Light Ltd Co BTL - Credit Criteria

Credit Criteria	
CCJs:	None
Default:	0 registered in 18 months
CCJ/Default Value:	No limit
Secured Missed Payments:	0 in 18 months (No arrears balance in last 6 months)
Bankruptcy/IVA:	Discharged > 6 years ago
Repossessions:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

Suitable for customers that haven't had a CCJ or Default in the last 18 months

Correct as of 15th September 2025

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.34%	5%	5.34%	4.25%	L50935
	EPC A-E	70%	6.14%	** £1,995 / £2,995	6.14%	4.25%	L50939
	EPC A-E	70%	6.24%	£995	6.24%	4.25%	L50937
	EPC A-D	75%	5.49%	5%	5.49%	4.50%	L50936
	EPC A-D	75%	6.29%	** £1,995 / £2,995	6.29%	4.50%	L50940
	EPC A-D	75%	6.39%	£995	6.39%	4.50%	L50938
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-E	70%	6.04%	2%	8.75%	4.25%	L20210
	EPC A-E	70%	6.28%	£995	8.75%	4.25%	L20212
	EPC A-D	75%	6.19%	2%	9.00%	4.50%	L20211
	EPC A-D	75%	6.43%	£995	9.00%	4.50%	L20213
ERC:	3%,2%						

Application fee = £150

**Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

All single dwelling BTL Remortgages come with £350 Cashback as standard

Pepper18 Ltd Co BTL - Credit Criteria

Credit Criteria	
CCJs:	0 registered in 18 months
Default:	0 registered in 18 months
CCJ/Default Value:	No limit
Secured Missed Payments:	0 in 18 months (No arrears balance in last 6 months)
Bankruptcy/IVA:	Discharged > 6 years ago
Repossessions:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

Suitable for customers that haven't had a Default in the last 12 months and who have never had a CCJ

Correct as of 15th September 2025

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.39%	5%	5.39%	4.55%	L50941
	EPC A-E	70%	6.19%	** £1,995 / £2,995	6.19%	4.55%	L50945
	EPC A-E	70%	6.29%	£995	6.29%	4.55%	L50943
	EPC A-D	75%	5.54%	5%	5.54%	4.80%	L50942
	EPC A-D	75%	6.34%	** £1,995 / £2,995	6.34%	4.80%	L50946
	EPC A-D	75%	6.44%	£995	6.44%	4.80%	L50944
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-E	70%	6.09%	2%	9.05%	4.55%	L20216
	EPC A-E	70%	6.33%	£995	9.05%	4.55%	L20214
	EPC A-D	75%	6.24%	2%	9.30%	4.80%	L20217
	EPC A-D	75%	6.48%	£995	9.30%	4.80%	L20215
ERC:	3%,2%						

Application fee = £150

**Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

All single dwelling BTL Remortgages come with £350 Cashback as standard

Pepper12 Light Ltd Co BTL - Credit Criteria

Credit Criteria	
CCJs:	None
Default:	0 registered in 12 months
CCJ/Default Value:	No limit
Secured Missed Payments:	0 in 12 months (No arrears balance in last 6 months)
Bankruptcy/IVA:	Discharged > 6 years ago
Repossessions:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

Suitable for customers that haven't had a CCJ or Default in the last 12 months

Correct as of 15th September 2025

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.44%	5%	5.44%	4.55%	L50947
	EPC A-E	70%	6.24%	** £1,995 / £2,995	6.24%	4.55%	L50951
	EPC A-E	70%	6.34%	£995	6.34%	4.55%	L50949
	EPC A-D	75%	5.59%	5%	5.59%	4.80%	L50948
	EPC A-D	75%	6.39%	** £1,995 / £2,995	6.39%	4.80%	L50952
	EPC A-D	75%	6.49%	£995	6.49%	4.80%	L50950
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-E	70%	6.14%	2%	9.05%	4.55%	L20220
	EPC A-E	70%	6.38%	£995	9.05%	4.55%	L20218
	EPC A-D	75%	6.29%	2%	9.30%	4.80%	L20221
	EPC A-D	75%	6.53%	£995	9.30%	4.80%	L20219
ERC:	3%,2%						

Application fee = £150

**Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

All single dwelling BTL Remortgages come with £350 Cashback as standard

Pepper12 Ltd Co BTL - Credit Criteria

Credit Criteria	
CCJs:	0 registered in 12 months
Default:	0 registered in 12 months
CCJ/Default Value:	No limit
Secured Missed Payments:	0 in 12 months (No arrears balance in last 6 months)
Bankruptcy/IVA:	Discharged > 6 years ago
Repossessions:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

Suitable for customers that haven't had a Default in the last 48 months and who have never had a CCJ

Correct as of 15th September 2025

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	70%	5.19%	5%	5.19%	4.00%	LH50005
	EPC A-C	70%	5.99%	** £1,995 / £2,995	5.99%	4.00%	LH50003
	EPC A-C	70%	6.09%	£995	6.09%	4.00%	LH50001
	EPC A-C	75%	5.34%	5%	5.34%	4.25%	LH50006
	EPC A-C	75%	6.14%	** £1,995 / £2,995	6.14%	4.25%	LH50004
	EPC A-C	75%	6.24%	£995	6.24%	4.25%	LH50002
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-C	70%	5.89%	2%	8.50%	4.00%	LH20003
	EPC A-C	70%	6.13%	£995	8.50%	4.00%	LH20001
	EPC A-C	75%	6.04%	2%	8.75%	4.25%	LH20004
	EPC A-C	75%	6.28%	£995	8.75%	4.25%	LH20002
ERC:	3%,2%						

Application fee = £150	**Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.
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Pepper48 Light Ltd Co HMO - Credit Criteria

Credit Criteria	
CCJs:	None
Default:	None or 0 registered in 48 months
CCJ/Default Value:	No limit
Secured Missed Payments:	0 in 48 months (No arrears balance in last 6 months)
Bankruptcy/IVA:	Discharged > 6 years ago
Repossession:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

Suitable for customers that haven't had a CCJ or Default in the last 48 months

Correct as of 15th September 2025

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	70%	5.24%	5%	5.24%	4.00%	LH50011
	EPC A-C	70%	6.04%	** £1,995 / £2,995	6.04%	4.00%	LH50009
	EPC A-C	70%	6.14%	£995	6.14%	4.00%	LH50007
	EPC A-C	75%	5.39%	5%	5.39%	4.25%	LH50012
	EPC A-C	75%	6.19%	** £1,995 / £2,995	6.19%	4.25%	LH50010
	EPC A-C	75%	6.29%	£995	6.29%	4.25%	LH50008
	EPC A-C	75%	6.29%	£995	6.29%	4.25%	LH50008
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-C	70%	5.94%	2%	8.50%	4.00%	LH20007
	EPC A-C	70%	6.18%	£995	8.50%	4.00%	LH20005
	EPC A-C	75%	6.09%	2%	8.75%	4.25%	LH20008
	EPC A-C	75%	6.33%	£995	8.75%	4.25%	LH20006
ERC:	3%,2%						

Application fee = £150	**Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.
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Pepper48 Ltd Co HMO - Credit Criteria

Credit Criteria	
CCJs:	0 registered in 48 months
Default:	None or 0 registered in 48 months
CCJ/Default Value:	No limit
Secured Missed Payments:	0 in 48 months (No arrears balance in last 6 months)
Bankruptcy/IVA:	Discharged > 6 years ago
Repossessions:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

Suitable for customers that haven't had a Default in the last 36 months and who have never had a CCJ

Correct as of 15th September 2025

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	70%	5.29%	5%	5.29%	4.00%	LH50017
	EPC A-C	70%	6.09%	** £1,995 / £2,995	6.09%	4.00%	LH50015
	EPC A-C	70%	6.19%	£995	6.19%	4.00%	LH50013
	EPC A-C	75%	5.44%	5%	5.44%	4.25%	LH50018
	EPC A-C	75%	6.24%	** £1,995 / £2,995	6.24%	4.25%	LH50016
	EPC A-C	75%	6.34%	£995	6.34%	4.25%	LH50014
	EPC A-C	75%	6.34%	£995	6.34%	4.25%	LH50014
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-C	70%	5.99%	2%	8.50%	4.00%	LH20011
	EPC A-C	70%	6.23%	£995	8.50%	4.00%	LH20009
	EPC A-C	75%	6.14%	2%	8.75%	4.25%	LH20012
	EPC A-C	75%	6.38%	£995	8.75%	4.25%	LH20010
ERC:	3%,2%						

Application fee = £150	**Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.
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Pepper36 Light Ltd Co HMO - Credit Criteria

Credit Criteria	
CCJs:	None
Default:	0 registered in 36 months
CCJ/Default Value:	No limit
Secured Missed Payments:	0 in 36 months (No arrears balance in last 6 months)
Bankruptcy/IVA:	Discharged > 6 years ago
Repossession:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

Suitable for customers that haven't had a CCJ or Default in the last 36 months

Correct as of 15th September 2025

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	70%	5.34%	5%	5.34%	4.00%	LH50023
	EPC A-C	70%	6.14%	** £1,995 / £2,995	6.14%	4.00%	LH50021
	EPC A-C	70%	6.24%	£995	6.24%	4.00%	LH50019
	EPC A-C	75%	5.49%	5%	5.49%	4.25%	LH50024
	EPC A-C	75%	6.29%	** £1,995 / £2,995	6.29%	4.25%	LH50022
	EPC A-C	75%	6.39%	£995	6.39%	4.25%	LH50020
	EPC A-C	75%	6.39%	£995	6.39%	4.25%	LH50020
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-C	70%	6.04%	2%	8.50%	4.00%	LH20015
	EPC A-C	70%	6.28%	£995	8.50%	4.00%	LH20013
	EPC A-C	75%	6.19%	2%	8.75%	4.25%	LH20016
	EPC A-C	75%	6.43%	£995	8.75%	4.25%	LH20014
	ERC:	3%,2%					

Application fee = £150

**Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

Pepper36 Ltd Co HMO - Credit Criteria

Credit Criteria	
CCJs:	0 registered in 36 months
Default:	0 registered in 36 months
CCJ/Default Value:	No limit
Secured Missed Payments:	0 in 36 months (No arrears balance in last 6 months)
Bankruptcy/IVA:	Discharged > 6 years ago
Repossession:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

Suitable for customers that haven't had a Default in the last 24 months and who have never had a CCJ

Correct as of 15th September 2025

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	70%	5.39%	5%	5.39%	4.00%	LH50029
	EPC A-C	70%	6.19%	** £1,995 / £2,995	6.19%	4.00%	LH50027
	EPC A-C	70%	6.29%	£995	6.29%	4.00%	LH50025
	EPC A-C	75%	5.54%	5%	5.54%	4.25%	LH50030
	EPC A-C	75%	6.34%	** £1,995 / £2,995	6.34%	4.25%	LH50028
	EPC A-C	75%	6.44%	£995	6.44%	4.25%	LH50026
	EPC A-C	75%	6.44%	£995	6.44%	4.25%	LH50026
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-C	70%	6.09%	2%	8.50%	4.00%	LH20019
	EPC A-C	70%	6.33%	£995	8.50%	4.00%	LH20017
	EPC A-C	75%	6.24%	2%	8.75%	4.25%	LH20020
	EPC A-C	75%	6.48%	£995	8.75%	4.25%	LH20018
ERC:	3%,2%						

Application fee = £150	**Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.
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Pepper24 Light Ltd Co HMO - Credit Criteria

Credit Criteria	
CCJs:	None
Default:	0 registered in 24 months
CCJ/Default Value:	No limit
Secured Missed Payments:	0 in 24 months (No arrears balance in last 6 months)
Bankruptcy/IVA:	Discharged > 6 years ago
Repossessions:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

Suitable for customers that haven't had a CCJ or Default in the last 24 months

Correct as of 15th September 2025

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	70%	5.44%	5%	5.44%	4.00%	LH50035
	EPC A-C	70%	6.24%	** £1,995 / £2,995	6.24%	4.00%	LH50033
	EPC A-C	70%	6.34%	£995	6.34%	4.00%	LH50031
	EPC A-C	75%	5.59%	5%	5.59%	4.25%	LH50036
	EPC A-C	75%	6.39%	** £1,995 / £2,995	6.39%	4.25%	LH50034
	EPC A-C	75%	6.49%	£995	6.49%	4.25%	LH50032
	EPC A-C	75%	6.49%	£995	6.49%	4.25%	LH50032
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-C	70%	6.14%	2%	8.50%	4.00%	LH20023
	EPC A-C	70%	6.38%	£995	8.50%	4.00%	LH20021
	EPC A-C	75%	6.29%	2%	8.75%	4.25%	LH20024
	EPC A-C	75%	6.53%	£995	8.75%	4.25%	LH20022
ERC:	3%,2%						

Application fee = £150	**Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.
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Pepper24 Ltd Co HMO - Credit Criteria

Credit Criteria	
CCJs:	0 registered in 24 months
Default:	0 registered in 24 months
CCJ/Default Value:	No limit
Secured Missed Payments:	0 in 24 months (No arrears balance in last 6 months)
Bankruptcy/IVA:	Discharged > 6 years ago
Repossessions:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

Suitable for customers that haven't had a Default in the last 18 months and who have never had a CCJ

Correct as of 15th September 2025

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	70%	5.49%	5%	5.49%	4.25%	LH50041
	EPC A-C	70%	6.29%	** £1,995 / £2,995	6.29%	4.25%	LH50039
	EPC A-C	70%	6.39%	£995	6.39%	4.25%	LH50037
	EPC A-C	75%	5.64%	5%	5.64%	4.50%	LH50042
	EPC A-C	75%	6.44%	** £1,995 / £2,995	6.44%	4.50%	LH50040
	EPC A-C	75%	6.54%	£995	6.54%	4.50%	LH50038
	EPC A-C	75%	6.54%	£995	6.54%	4.50%	LH50038
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-C	70%	6.19%	2%	8.75%	4.25%	LH20027
	EPC A-C	70%	6.43%	£995	8.75%	4.25%	LH20025
	EPC A-C	75%	6.34%	2%	9.00%	4.50%	LH20028
	EPC A-C	75%	6.58%	£995	9.00%	4.50%	LH20026
ERC:	3%,2%						

Application fee = £150	**Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.
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Pepper18 Light Ltd Co HMO - Credit Criteria

Credit Criteria	
CCJs:	None
Default:	0 registered in 18 months
CCJ/Default Value:	No limit
Secured Missed Payments:	0 in 18 months (No arrears balance in last 6 months)
Bankruptcy/IVA:	Discharged > 6 years ago
Repossessions:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

Suitable for customers that haven't had a CCJ or Default in the last 18 months

Correct as of 15th September 2025

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	70%	5.54%	5%	5.54%	4.25%	LH50047
	EPC A-C	70%	6.34%	** £1,995 / £2,995	6.34%	4.25%	LH50045
	EPC A-C	70%	6.44%	£995	6.44%	4.25%	LH50043
	EPC A-C	75%	5.69%	5%	5.69%	4.50%	LH50048
	EPC A-C	75%	6.49%	** £1,995 / £2,995	6.49%	4.50%	LH50046
	EPC A-C	75%	6.59%	£995	6.59%	4.50%	LH50044
	EPC A-C	75%	6.59%	£995	6.59%	4.50%	LH50044
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-C	70%	6.24%	2%	8.75%	4.25%	LH20031
	EPC A-C	70%	6.48%	£995	8.75%	4.25%	LH20029
	EPC A-C	75%	6.39%	2%	9.00%	4.50%	LH20032
	EPC A-C	75%	6.63%	£995	9.00%	4.50%	LH20030
ERC:	3%,2%						

Application fee = £150	**Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.
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Pepper18 Ltd Co HMO - Credit Criteria

Credit Criteria	
CCJs:	0 registered in 18 months
Default:	0 registered in 18 months
CCJ/Default Value:	No limit
Secured Missed Payments:	0 in 18 months (No arrears balance in last 6 months)
Bankruptcy/IVA:	Discharged > 6 years ago
Repossessions:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

Pepper12 Light - Limited Company Buy to Let HMO

LMR = 4.50%

Suitable for customers that haven't had a Default in the last 12 months and who have never had a CCJ

Correct as of 15th September 2025

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	70%	5.59%	5%	5.59%	4.55%	LH50053
	EPC A-C	70%	6.39%	** £1,995 / £2,995	6.39%	4.55%	LH50051
	EPC A-C	70%	6.49%	£995	6.49%	4.55%	LH50049
	EPC A-C	75%	5.74%	5%	5.74%	4.80%	LH50054
	EPC A-C	75%	6.54%	** £1,995 / £2,995	6.54%	4.80%	LH50052
	EPC A-C	75%	6.64%	£995	6.64%	4.80%	LH50050
	EPC A-C	75%	6.64%	£995	6.64%	4.80%	LH50050
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-C	70%	6.29%	2%	9.05%	4.55%	LH20035
	EPC A-C	70%	6.53%	£995	9.05%	4.55%	LH20033
	EPC A-C	75%	6.44%	2%	9.30%	4.80%	LH20036
	EPC A-C	75%	6.68%	£995	9.30%	4.80%	LH20034
ERC:	3%,2%						

Application fee = £150	**Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.
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Pepper12 Light Ltd Co HMO - Credit Criteria

Credit Criteria	
CCJs:	None
Default:	0 registered in 12 months
CCJ/Default Value:	No limit
Secured Missed Payments:	0 in 12 months (No arrears balance in last 6 months)
Bankruptcy/IVA:	Discharged > 6 years ago
Repossession:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

Suitable for customers that haven't had a CCJ or Default in the last 12 months

Correct as of 15th September 2025

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	70%	5.64%	5%	5.64%	4.55%	LH50059
	EPC A-C	70%	6.44%	** £1,995 / £2,995	6.44%	4.55%	LH50057
	EPC A-C	70%	6.54%	£995	6.54%	4.55%	LH50055
	EPC A-C	75%	5.79%	5%	5.79%	4.80%	LH50060
	EPC A-C	75%	6.59%	** £1,995 / £2,995	6.59%	4.80%	LH50058
	EPC A-C	75%	6.69%	£995	6.69%	4.80%	LH50056
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-C	70%	6.34%	2%	9.05%	4.55%	LH20039
	EPC A-C	70%	6.58%	£995	9.05%	4.55%	LH20037
	EPC A-C	75%	6.49%	2%	9.30%	4.80%	LH20040
	EPC A-C	75%	6.73%	£995	9.30%	4.80%	LH20038
ERC:	3%,2%						

Application fee = £150	**Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.
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Pepper12 Ltd Co HMO - Credit Criteria

Credit Criteria	
CCJs:	0 registered in 12 months
Default:	0 registered in 12 months
CCJ/Default Value:	No limit
Secured Missed Payments:	0 in 12 months (No arrears balance in last 6 months)
Bankruptcy/IVA:	Discharged > 6 years ago
Repossessions:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

Key Criteria

Applicant Details		Loan Size	
Minimum Age	21 years	Loan Size	
		Minimum	£25,001
Maximum Age	85 years at end of term	Maximum	For Buy to Let: The maximum loan size is £2 million within the following LTV limits: <ul style="list-style-type: none">Up to £750,000 available to 80% LTVUp to £1 million available to 75% LTVUp to £1.5million available to 70% LTVUp to £2 million available to 65% LTV
Maximum Applicants	4		For BTL HMO: The maximum loan size is £1 million within the following LTV limits: <ul style="list-style-type: none">Up to £500,000 available to 75% LTV
Employed	Minimum of 3 months in current job with 6 months' continuous employment and not in probation.	Repayment	
		Repayment	Capital & Interest; Interest Only
		Property Value	
Self-Employed	Must have been in their current business for a minimum of 12 months	Minimum	For Buy to Let: £70,000. For BTL HMO: £100,000.
		Term	
		Minimum	5 years and 1 month
		Maximum	35 years