



Shared Ownership Residential Product Guide

September 2025

- **Broad range & better service**
- **Rates starting at 5.79% & dedicated Case Owner from application to offer**
- **Manual underwriting by a team of skilled decision makers**

discover more.

Version 5.8

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Highlights of our wide ranging criteria

No Credit Scoring <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	CCJs <ul style="list-style-type: none">• Don't need to be satisfied• No value limit• Can be registered as recently as 24 months ago Defaults <ul style="list-style-type: none">• Don't need to be satisfied• No value limit• Can be registered as recently as 24 months ago	Day Rate Contractors <ul style="list-style-type: none">• Income assessed based on daily rate whether self-employed, limited Company or umbrella Company• Minimum 12 months history and 3 months' bank statements• Average or current day rate to be minimum of £200 per day
Capital Raising <ul style="list-style-type: none">• To our maximum LTVs for most legal purposes• Debt consolidation to maximum LTVs		First Time Buyers <ul style="list-style-type: none">• 100% cash gifted deposit acceptable with proof of 12 months rental history or household upkeep
Minimum Income £18k <ul style="list-style-type: none">• Can be the combined income of both applicants• Must be earned income• 100% of secondary income accepted	Self-Employed <ul style="list-style-type: none">• Across the entire range• Minimum of 1 year's trading• Net profit for Sole Traders• Salary and dividends for Company Directors• Net profit accepted for Company Directors who own a majority share.• Additional remuneration add back allowed where applicants own 100% of the Company• Latest year's figures used for affordability	Strong Approach to Affordability <ul style="list-style-type: none">• 100% of shift allowance, bonus• Flexibility around non-court ordered maintenance and many regular benefits e.g. Working Family Tax Credit, Child Benefit, Universal Credit, Disability Living Allowance etc.• 5 year fixed rates calculated at pay rate

Term	Free Valuation	LTV	LSV	Initial Rate	Product Fee	Reversion Rates (LMR +)	Product Code
5 Years	Free Valuation	75%	95	5.79%	£ 0	3.90%	S50969
ERC:	4%,4%,3%,3%,2%						

Term	Free Valuation	LTV	LSV	Initial Rate	Product Fee	Reversion Rates (LMR +)	Product Code
2 Years	-	75%	95	6.09%	£ 0	3.90%	S20913
ERC:	3%,2%						

Application fee = £150 *For Free Valuation products: One free standard valuation for properties valued up to £500,000.	Pepper Flex For more ‘yes’ decisions. Customers who are just outside of our standard criteria can pay an additional Flex completion fee of between £1,000 and £2,500.
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Pepper48 Shared Ownership - Credit Criteria

Credit Criteria	
CCJs:	0 registered in 48 months
Default:	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

Term	Free Valuation	LTV	LSV	Initial Rate	Product Fee	Reversion Rates (LMR +)	Product Code
5 Years	Free Valuation	75%	95	5.94%	£ 0	3.90%	S50970
ERC:	4%,4%,3%,3%,2%						

Term	Free Valuation	LTV	LSV	Initial Rate	Product Fee	Reversion Rates (LMR +)	Product Code
2 Years	-	75%	95	6.24%	£ 0	3.90%	S20914
ERC:	3%,2%						

Application fee = £150
*For Free Valuation products: One free standard valuation for properties valued up to £500,000.

Pepper Flex For more ‘yes’ decisions. Customers who are just outside of our standard criteria can pay an additional Flex completion fee of between £1,000 and £2,500.

Pepper36 Shared Ownership - 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

Term	Free Valuation	LTV	LSV	Initial Rate	Product Fee	Reversion Rates (LMR +)	Product Code
5 Years	Free Valuation	75%	95	6.34%	£ 0	3.90%	S50971
ERC:	4%,4%,3%,3%,2%						

Term	Free Valuation	LTV	LSV	Initial Rate	Product Fee	Reversion Rates (LMR +)	Product Code
2 Years	-	75%	95	6.64%	£ 0	3.90%	S20915
ERC:	3%,2%						

Application fee = £150
*For Free Valuation products: One free standard valuation for properties valued up to £500,000.

Pepper Flex For more ‘yes’ decisions. Customers who are just outside of our standard criteria can pay an additional Flex completion fee of between £1,000 and £2,500.

Pepper24 Shared Ownership - 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

Key Criteria

Applicant Details		Loan Size	
Minimum Age	21 years	Loan Size	
		Minimum	£25,001
Maximum Age	80 years at end of term. The term cannot extend beyond applicants stated retirement age. Maximum allowable stated retirement age of 75	Maximum	Up to £500,000 available to 75% LTV
		Property Value	
		Minimum	£70,000
		Term	
Self-Employed	Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts	Minimum	5 years and 1 month
		Maximum	35 Years