



Buy to Let Product Guide

February 2026

- **Broad range & better service**
- **Rates starting at 3.94% & dedicated Case Owner from application to offer**
- **Manual underwriting by a team of skilled decision makers**

Version 1.8

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Complete 

Your specialist packager distributor



023 8045 6999 (Option 2)



btl@complete-fs.co.uk



www.complete-fs.co.uk

Highlights of our wide ranging criteria

CCJs

- Don't need to be satisfied
- No value limit
- Can be registered as recently as 12 months ago

Defaults

- 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

No Credit Scoring

- 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

Capital Raising

- To our maximum LTV's for most legal purposes
- Debt consolidation to maximum LTV's

Self Employed

- Across the entire range
- Minimum of 1 year's trading
- Net profit for Sole Traders
- Salary and dividends for Company Directors
- Additional remuneration add back allowed where applicants own 100% of the Company

Interest Only

- Across the entire range
- Max 80% LTV for BTL, and 75% for HMO

EPC Ratings Accepted

- 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 - D accepted to 75% LTV and EPC E at 70%.

Portfolio Landlords

- Portfolio landlords accepted
- See our criteria guide for full details

Lending In or Into Retirement

- Up to 85 years old at end of term on Buy to Let
- Talk to us about acceptable income types

Strong Approach to Rental Calculations

- 5 year fixed rental calculation based on pay rate

Borrow more

- 125% for standard tax rate, 140% for higher rate. Personal HMO 155% and 165% for additional rate taxpayers calc. on 5 year fixed rates'

Pepper48 Light - Buy to Let

LMR = 4.25%

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 January 2026

Term	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	Free Valuation	EPC A-E	70%	5.07%	** £1,995 / £2,995	5.07%	4.00%	B51243
	Free Valuation	EPC A-D	75%	5.22%	** £1,995 / £2,995	5.22%	4.25%	B51244
	Free Valuation	EPC A-C	80%	5.57%	** £1,995 / £2,995	5.57%	4.50%	B51245
	-	EPC A-E	70%	3.94%	7.00%	3.94%	4.00%	B51246
	-	EPC A-D	75%	4.09%	7.00%	4.09%	4.25%	B51247
	-	EPC A-E	70%	4.34%	5.00%	4.34%	4.00%	B51248
	-	EPC A-D	75%	4.49%	5.00%	4.49%	4.25%	B51249
	-	EPC A-C	80%	4.84%	5.00%	4.84%	4.50%	B51250
	Free Valuation	EPC A-E	70%	5.23%	£995	5.23%	4.00%	B51251
	Free Valuation	EPC A-D	75%	5.38%	£995	5.38%	4.25%	B51252
Free Valuation	EPC A-C	80%	5.73%	£995	5.73%	4.50%	B51253	
ERC:	4%,4%,3%,3%,2%							

Term	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	-	EPC A-E	70%	3.94%	4.00%	10.25%	4.00%	B20516
	-	EPC A-D	75%	4.09%	4.00%	10.50%	4.25%	B20517
	-	EPC A-C	80%	4.44%	4.00%	10.75%	4.50%	B20518
	-	EPC A-E	70%	4.94%	2.00%	10.25%	4.00%	B20519
	-	EPC A-D	75%	5.09%	2.00%	10.50%	4.25%	B20520
	-	EPC A-C	80%	5.44%	2.00%	10.75%	4.50%	B20521
	Free Valuation	EPC A-E	70%	5.66%	£995	10.25%	4.00%	B20522
	Free Valuation	EPC A-D	75%	5.81%	£995	10.50%	4.25%	B20523
	Free Valuation	EPC A-C	80%	6.16%	£995	10.75%	4.50%	B20524
	ERC:	3%,2%						

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

**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 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.

Pepper48 - Buy to Let

LMR = 4.25%

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

Correct as of 15th January 2026

Term	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	Free Valuation	EPC A-E	70%	5.12%	** £1,995 / £2,995	5.12%	4.00%	B51254
	Free Valuation	EPC A-D	75%	5.27%	** £1,995 / £2,995	5.27%	4.25%	B51255
	Free Valuation	EPC A-C	80%	5.62%	** £1,995 / £2,995	5.62%	4.50%	B51256
	-	EPC A-E	70%	3.99%	7.00%	3.99%	4.00%	B51257
	-	EPC A-D	75%	4.14%	7.00%	4.14%	4.25%	B51258
	-	EPC A-E	70%	4.39%	5.00%	4.39%	4.00%	B51259
	-	EPC A-D	75%	4.54%	5.00%	4.54%	4.25%	B51260
	-	EPC A-C	80%	4.89%	5.00%	4.89%	4.50%	B51261
	Free Valuation	EPC A-E	70%	5.28%	£995	5.28%	4.00%	B51262
	Free Valuation	EPC A-D	75%	5.43%	£995	5.43%	4.25%	B51263
Free Valuation	EPC A-C	80%	5.78%	£995	5.78%	4.50%	B51264	
ERC:	4%,4%,3%,3%,2%							

Term	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	-	EPC A-E	70%	3.99%	4.00%	10.25%	4.00%	B20525
	-	EPC A-D	75%	4.14%	4.00%	10.50%	4.25%	B20526
	-	EPC A-C	80%	4.49%	4.00%	10.75%	4.50%	B20527
	-	EPC A-E	70%	4.99%	2.00%	10.25%	4.00%	B20528
	-	EPC A-D	75%	5.14%	2.00%	10.50%	4.25%	B20529
	-	EPC A-C	80%	5.49%	2.00%	10.75%	4.50%	B20530
	Free Valuation	EPC A-E	70%	5.71%	£995	10.25%	4.00%	B20531
	Free Valuation	EPC A-D	75%	5.86%	£995	10.50%	4.25%	B20532
	Free Valuation	EPC A-C	80%	6.21%	£995	10.75%	4.50%	B20533
	ERC:	3%,2%						

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

**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 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

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Pepper36 Light - Buy to Let

LMR = 4.25%

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 January 2026

Term	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	Free Valuation	EPC A-E	70%	5.27%	** £1,995 / £2,995	5.27%	4.00%	B51265
	Free Valuation	EPC A-D	75%	5.42%	** £1,995 / £2,995	5.42%	4.25%	B51266
	Free Valuation	EPC A-C	80%	5.72%	** £1,995 / £2,995	5.72%	4.50%	B51267
	-	EPC A-E	70%	4.14%	7.00%	4.14%	4.00%	B51268
	-	EPC A-D	75%	4.29%	7.00%	4.29%	4.25%	B51269
	-	EPC A-E	70%	4.54%	5.00%	4.54%	4.00%	B51270
	-	EPC A-D	75%	4.69%	5.00%	4.69%	4.25%	B51271
	-	EPC A-C	80%	4.99%	5.00%	4.99%	4.50%	B51272
	Free Valuation	EPC A-E	70%	5.43%	£995	5.43%	4.00%	B51273
	Free Valuation	EPC A-D	75%	5.58%	£995	5.58%	4.25%	B51274
Free Valuation	EPC A-C	80%	5.88%	£995	5.88%	4.50%	B51275	
ERC:	4%,4%,3%,3%,2%							

Term	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	-	EPC A-E	70%	4.24%	4.00%	10.25%	4.00%	B20534
	-	EPC A-D	75%	4.39%	4.00%	10.50%	4.25%	B20535
	-	EPC A-C	80%	4.69%	4.00%	10.75%	4.50%	B20536
	-	EPC A-E	70%	5.24%	2.00%	10.25%	4.00%	B20537
	-	EPC A-D	75%	5.39%	2.00%	10.50%	4.25%	B20538
	-	EPC A-C	80%	5.69%	2.00%	10.75%	4.50%	B20539
	Free Valuation	EPC A-E	70%	5.96%	£995	10.25%	4.00%	B20540
	Free Valuation	EPC A-D	75%	6.11%	£995	10.50%	4.25%	B20541
	Free Valuation	EPC A-C	80%	6.41%	£995	10.75%	4.50%	B20542
	ERC:	3%,2%						

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

**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 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

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Pepper36 - Buy to Let

LMR = 4.25%

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

Correct as of 15th January 2026

Term	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	Free Valuation	EPC A-E	70%	5.32%	** £1,995 / £2,995	5.32%	4.00%	B51276
	Free Valuation	EPC A-D	75%	5.47%	** £1,995 / £2,995	5.47%	4.25%	B51277
	Free Valuation	EPC A-C	80%	5.77%	** £1,995 / £2,995	5.77%	4.50%	B51278
	-	EPC A-E	70%	4.19%	7.00%	4.19%	4.00%	B51279
	-	EPC A-D	75%	4.34%	7.00%	4.34%	4.25%	B51280
	-	EPC A-E	70%	4.59%	5.00%	4.59%	4.00%	B51281
	-	EPC A-D	75%	4.74%	5.00%	4.74%	4.25%	B51282
	-	EPC A-C	80%	5.04%	5.00%	5.04%	4.50%	B51283
	Free Valuation	EPC A-E	70%	5.48%	£995	5.48%	4.00%	B51284
	Free Valuation	EPC A-D	75%	5.63%	£995	5.63%	4.25%	B51285
	Free Valuation	EPC A-C	80%	5.93%	£995	5.93%	4.50%	B51286
	ERC:	4%,4%,3%,3%,2%						

Term	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code	
2 Years	-	EPC A-E	70%	4.29%	4.00%	10.25%	4.00%	B20543	
	-	EPC A-D	75%	4.44%	4.00%	10.50%	4.25%	B20544	
	-	EPC A-C	80%	4.74%	4.00%	10.75%	4.50%	B20545	
	-	EPC A-E	70%	5.29%	2.00%	10.25%	4.00%	B20546	
	-	EPC A-D	75%	5.44%	2.00%	10.50%	4.25%	B20547	
	-	EPC A-C	80%	5.74%	2.00%	10.75%	4.50%	B20548	
	Free Valuation	EPC A-E	70%	6.01%	£995	10.25%	4.00%	B20549	
	Free Valuation	EPC A-D	75%	6.16%	£995	10.50%	4.25%	B20550	
	Free Valuation	EPC A-C	80%	6.46%	£995	10.75%	4.50%	B20551	
	ERC:	3%,2%							

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

**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 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 - Buy to Let

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

Term	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	-	EPC A-E	70%	5.87%	** £1,995 / £2,995	5.87%	4.00%	B51091
	-	EPC A-D	75%	6.02%	** £1,995 / £2,995	6.02%	4.25%	B51092
	-	EPC A-E	70%	4.74%	7.00%	4.74%	4.00%	B51093
	-	EPC A-D	75%	4.89%	7.00%	4.89%	4.25%	B51094
	-	EPC A-E	70%	5.14%	5.00%	5.14%	4.00%	B51095
	-	EPC A-D	75%	5.29%	5.00%	5.29%	4.25%	B51096
	-	EPC A-E	70%	6.03%	£995	6.03%	4.00%	B51097
	-	EPC A-D	75%	6.18%	£995	6.18%	4.25%	B51098
	ERC:	4%,4%,3%,3%,2%						

Term	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	-	EPC A-E	70%	4.84%	4.00%	10.25%	4.00%	B20419
	-	EPC A-D	75%	4.99%	4.00%	10.50%	4.25%	B20420
	-	EPC A-E	70%	5.84%	2.00%	10.25%	4.00%	B20421
	-	EPC A-D	75%	5.99%	2.00%	10.50%	4.25%	B20422
	-	EPC A-E	70%	6.56%	£995	10.25%	4.00%	B20423
	-	EPC A-D	75%	6.71%	£995	10.50%	4.25%	B20424
	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 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.

Pepper24 - Limited Company Buy to Let

LMR = 4.25%

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

Correct as of 15th January 2026

Term	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	-	EPC A-E	70%	5.92%	** £1,995 / £2,995	5.92%	4.00%	B51099
	-	EPC A-D	75%	6.07%	** £1,995 / £2,995	6.07%	4.25%	B51100
	-	EPC A-E	70%	4.79%	7.00%	4.79%	4.00%	B51101
	-	EPC A-D	75%	4.94%	7.00%	4.94%	4.25%	B51102
	-	EPC A-E	70%	5.19%	5.00%	5.19%	4.00%	B51103
	-	EPC A-D	75%	5.34%	5.00%	5.34%	4.25%	B51104
	-	EPC A-E	70%	6.08%	£995	6.08%	4.00%	B51105
	-	EPC A-D	75%	6.23%	£995	6.23%	4.25%	B51106
	ERC:	4%,4%,3%,3%,2%						

Term	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	-	EPC A-E	70%	4.89%	4.00%	10.25%	4.00%	B20425
	-	EPC A-D	75%	5.04%	4.00%	10.50%	4.25%	B20426
	-	EPC A-E	70%	5.89%	2.00%	10.25%	4.00%	B20427
	-	EPC A-D	75%	6.04%	2.00%	10.50%	4.25%	B20428
	-	EPC A-E	70%	6.61%	£995	10.25%	4.00%	B20429
	-	EPC A-D	75%	6.76%	£995	10.50%	4.25%	B20430
	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 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

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Pepper18 Light - Buy to Let

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

Term	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	-	EPC A-E	70%	4.84%	7.00%	4.84%	4.25%	B51107
	-	EPC A-D	75%	4.99%	7.00%	4.99%	4.50%	B51108
	-	EPC A-E	70%	5.24%	5.00%	5.24%	4.25%	B51109
	-	EPC A-D	75%	5.39%	5.00%	5.39%	4.50%	B51110
	-	EPC A-E	70%	6.13%	£995	6.13%	4.25%	B51111
	-	EPC A-D	75%	6.28%	£995	6.28%	4.50%	B51112
	-	EPC A-E	70%	5.97%	** £1,995 / £2,995	5.97%	4.25%	B51113
	-	EPC A-D	75%	6.12%	** £1,995 / £2,995	6.12%	4.50%	B51114
	ERC:	4%,4%,3%,3%,2%						

Term	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	-	EPC A-E	70%	4.94%	4.00%	10.50%	4.25%	B20431
	-	EPC A-D	75%	5.09%	4.00%	10.75%	4.50%	B20432
	-	EPC A-E	70%	5.94%	2.00%	10.50%	4.25%	B20433
	-	EPC A-D	75%	6.09%	2.00%	10.75%	4.50%	B20434
	-	EPC A-E	70%	6.66%	£995	10.50%	4.25%	B20435
	-	EPC A-D	75%	6.81%	£995	10.75%	4.50%	B20436
	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 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.

Pepper18 - Buy to Let

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

Term	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	-	EPC A-E	70%	4.89%	7.00%	4.89%	4.25%	B51115
	-	EPC A-D	75%	5.04%	7.00%	5.04%	4.50%	B51116
	-	EPC A-E	70%	5.29%	5.00%	5.29%	4.25%	B51117
	-	EPC A-D	75%	5.44%	5.00%	5.44%	4.50%	B51118
	-	EPC A-E	70%	6.18%	£995	6.18%	4.25%	B51119
	-	EPC A-D	75%	6.33%	£995	6.33%	4.50%	B51120
	-	EPC A-E	70%	6.02%	** £1,995 / £2,995	6.02%	4.25%	B51121
	-	EPC A-D	75%	6.17%	** £1,995 / £2,995	6.17%	4.50%	B51122
	ERC:	4%,4%,3%,3%,2%						

Term	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	-	EPC A-E	70%	4.99%	4.00%	10.50%	4.25%	B20437
	-	EPC A-D	75%	5.14%	4.00%	10.75%	4.50%	B20438
	-	EPC A-E	70%	5.99%	2.00%	10.50%	4.25%	B20439
	-	EPC A-D	75%	6.14%	2.00%	10.75%	4.50%	B20440
	-	EPC A-E	70%	6.71%	£995	10.50%	4.25%	B20441
	-	EPC A-D	75%	6.86%	£995	10.75%	4.50%	B20442
	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 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.

Pepper12 Light - Buy to Let

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

Term	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	-	EPC A-E	70%	4.94%	7.00%	4.94%	4.55%	B51123
	-	EPC A-D	75%	5.09%	7.00%	5.09%	4.80%	B51124
	-	EPC A-E	70%	5.34%	5.00%	5.34%	4.55%	B51125
	-	EPC A-D	75%	5.49%	5.00%	5.49%	4.80%	B51126
	-	EPC A-E	70%	6.23%	£995	6.23%	4.55%	B51127
	-	EPC A-D	75%	6.38%	£995	6.38%	4.80%	B51128
	-	EPC A-E	70%	6.07%	** £1,995 / £2,995	6.07%	4.55%	B51129
	-	EPC A-D	75%	6.22%	** £1,995 / £2,995	6.22%	4.80%	B51130
	ERC:	4%,4%,3%,3%,2%						

Term	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	-	EPC A-E	70%	6.76%	£995	10.80%	4.55%	B20443
	-	EPC A-D	75%	6.91%	£995	11.05%	4.80%	B20444
	-	EPC A-E	70%	5.04%	4.00%	10.80%	4.55%	B20445
	-	EPC A-D	75%	5.19%	4.00%	11.05%	4.80%	B20446
	-	EPC A-E	70%	6.04%	2.00%	10.80%	4.55%	B20447
	-	EPC A-D	75%	6.19%	2.00%	11.05%	4.80%	B20448
	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 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.

Pepper12 - Buy to Let

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

Term	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	-	EPC A-E	70%	4.99%	7.00%	4.99%	4.55%	B51131
	-	EPC A-D	75%	5.14%	7.00%	5.14%	4.80%	B51132
	-	EPC A-E	70%	5.39%	5.00%	5.39%	4.55%	B51133
	-	EPC A-D	75%	5.54%	5.00%	5.54%	4.80%	B51134
	-	EPC A-E	70%	6.28%	£995	6.28%	4.55%	B51135
	-	EPC A-D	75%	6.43%	£995	6.43%	4.80%	B51136
	-	EPC A-E	70%	6.12%	** £1,995 / £2,995	6.12%	4.55%	B51137
	-	EPC A-D	75%	6.27%	** £1,995 / £2,995	6.27%	4.80%	B51138
	ERC:	4%,4%,3%,3%,2%						

Term	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	-	EPC A-E	70%	6.81%	£995	10.80%	4.55%	B20449
	-	EPC A-D	75%	6.96%	£995	11.05%	4.80%	B20450
	-	EPC A-E	70%	5.09%	4.00%	10.80%	4.55%	B20451
	-	EPC A-D	75%	5.24%	4.00%	11.05%	4.80%	B20452
	-	EPC A-E	70%	6.09%	2.00%	10.80%	4.55%	B20453
	-	EPC A-D	75%	6.24%	2.00%	11.05%	4.80%	B20454
	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 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.

Pepper48 Light - Buy to Let HMO

LMR = 4.25%

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 January 2026

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.43%	£995	5.43%	4.00%	IH50131
	EPC A-D	75%	5.58%	£995	5.58%	4.25%	IH50132
	EPC A-E	70%	5.27%	** £1,995 / £2,995	5.27%	4.00%	IH50133
	EPC A-D	75%	5.42%	** £1,995 / £2,995	5.42%	4.25%	IH50134
	EPC A-E	70%	4.14%	7.00%	4.14%	4.00%	IH50135
	EPC A-E	70%	4.54%	5.00%	4.54%	4.00%	IH50136
	EPC A-D	75%	4.69%	5.00%	4.69%	4.25%	IH50137
	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%	5.86%	£995	10.25%	4.00%	IH20101
	EPC A-D	75%	6.01%	£995	10.50%	4.25%	IH20102
	EPC A-E	70%	4.14%	4.00%	10.25%	4.00%	IH20103
	EPC A-D	75%	4.29%	4.00%	10.50%	4.25%	IH20104
	EPC A-E	70%	5.14%	2.00%	10.25%	4.00%	IH20105
	EPC A-D	75%	5.29%	2.00%	10.50%	4.25%	IH20106
	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.

Pepper48 Light 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
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.

Pepper48 - Buy to Let HMO

LMR = 4.25%

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

Correct as of 15th January 2026

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.48%	£995	5.48%	4.00%	IH50138
	EPC A-D	75%	5.63%	£995	5.63%	4.25%	IH50139
	EPC A-E	70%	5.32%	** £1,995 / £2,995	5.32%	4.00%	IH50140
	EPC A-D	75%	5.47%	** £1,995 / £2,995	5.47%	4.25%	IH50141
	EPC A-E	70%	4.19%	7.00%	4.19%	4.00%	IH50142
	EPC A-E	70%	4.59%	5.00%	4.59%	4.00%	IH50143
	EPC A-D	75%	4.74%	5.00%	4.74%	4.25%	IH50144
	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%	5.91%	£995	10.25%	4.00%	IH20107
	EPC A-D	75%	6.06%	£995	10.50%	4.25%	IH20108
	EPC A-E	70%	4.19%	4.00%	10.25%	4.00%	IH20109
	EPC A-D	75%	4.34%	4.00%	10.50%	4.25%	IH20110
	EPC A-E	70%	5.19%	2.00%	10.25%	4.00%	IH20111
	EPC A-D	75%	5.34%	2.00%	10.50%	4.25%	IH20112
	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.

Pepper48 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 January 2026

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.63%	£995	5.63%	4.00%	IH50145
	EPC A-D	75%	5.78%	£995	5.78%	4.25%	IH50146
	EPC A-E	70%	5.47%	** £1,995 / £2,995	5.47%	4.00%	IH50147
	EPC A-D	75%	5.62%	** £1,995 / £2,995	5.62%	4.25%	IH50148
	EPC A-E	70%	4.34%	7.00%	4.34%	4.00%	IH50149
	EPC A-E	70%	4.74%	5.00%	4.74%	4.00%	IH50150
	EPC A-D	75%	4.89%	5.00%	4.89%	4.25%	IH50151
	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%	6.16%	£995	10.25%	4.00%	IH20113
	EPC A-D	75%	6.31%	£995	10.50%	4.25%	IH20114
	EPC A-E	70%	4.44%	4.00%	10.25%	4.00%	IH20115
	EPC A-D	75%	4.59%	4.00%	10.50%	4.25%	IH20116
	EPC A-E	70%	5.44%	2.00%	10.25%	4.00%	IH20117
	EPC A-D	75%	5.59%	2.00%	10.50%	4.25%	IH20118
	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 Light 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
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 January 2026

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.68%	£995	5.68%	4.00%	IH50152
	EPC A-D	75%	5.83%	£995	5.83%	4.25%	IH50153
	EPC A-E	70%	5.52%	** £1,995 / £2,995	5.52%	4.00%	IH50154
	EPC A-D	75%	5.67%	** £1,995 / £2,995	5.67%	4.25%	IH50155
	EPC A-E	70%	4.39%	7.00%	4.39%	4.00%	IH50156
	EPC A-E	70%	4.79%	5.00%	4.79%	4.00%	IH50157
	EPC A-D	75%	4.94%	5.00%	4.94%	4.25%	IH50158
	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%	6.21%	£995	10.25%	4.00%	IH20119	
	EPC A-D	75%	6.36%	£995	10.50%	4.25%	IH20120	
	EPC A-E	70%	4.49%	4.00%	10.25%	4.00%	IH20121	
	EPC A-D	75%	4.64%	4.00%	10.50%	4.25%	IH20122	
	EPC A-E	70%	5.49%	2.00%	10.25%	4.00%	IH20123	
	EPC A-D	75%	5.64%	2.00%	10.50%	4.25%	IH20124	
	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 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
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 - Buy to Let HMO

LMR = 4.25%

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 January 2026

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	6.23%	£995	6.23%	4.00%	IH50089
	EPC A-D	75%	6.38%	£995	6.38%	4.25%	IH50090
	EPC A-E	70%	6.07%	** £1,995 / £2,995	6.07%	4.00%	IH50091
	EPC A-D	75%	6.22%	** £1,995 / £2,995	6.22%	4.25%	IH50092
	EPC A-E	70%	4.94%	7.00%	4.94%	4.00%	IH50093
	EPC A-E	70%	5.34%	5.00%	5.34%	4.00%	IH50094
	EPC A-D	75%	5.49%	5.00%	5.49%	4.25%	IH50095
	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%	6.76%	£995	10.25%	4.00%	IH20065
	EPC A-D	75%	6.91%	£995	10.50%	4.25%	IH20066
	EPC A-E	70%	5.04%	4.00%	10.25%	4.00%	IH20067
	EPC A-D	75%	5.19%	4.00%	10.50%	4.25%	IH20068
	EPC A-E	70%	6.04%	2.00%	10.25%	4.00%	IH20069
	EPC A-D	75%	6.19%	2.00%	10.50%	4.25%	IH20070
	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.

Pepper24 Light 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 January 2026

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	6.28%	£995	6.28%	4.00%	IH50096
	EPC A-D	75%	6.43%	£995	6.43%	4.25%	IH50097
	EPC A-E	70%	6.12%	** £1,995 / £2,995	6.12%	4.00%	IH50098
	EPC A-D	75%	6.27%	** £1,995 / £2,995	6.27%	4.25%	IH50099
	EPC A-E	70%	4.99%	7.00%	4.99%	4.00%	IH50100
	EPC A-E	70%	5.39%	5.00%	5.39%	4.00%	IH50101
	EPC A-D	75%	5.54%	5.00%	5.54%	4.25%	IH50102
	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%	6.81%	£995	10.25%	4.00%	IH20071
	EPC A-D	75%	6.96%	£995	10.50%	4.25%	IH20072
	EPC A-E	70%	5.09%	4.00%	10.25%	4.00%	IH20073
	EPC A-D	75%	5.24%	4.00%	10.50%	4.25%	IH20074
	EPC A-E	70%	6.09%	2.00%	10.25%	4.00%	IH20075
	EPC A-D	75%	6.24%	2.00%	10.50%	4.25%	IH20076
	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.

Pepper24 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.

Pepper18 Light - Limited Company Buy to Let HMO

LMR = 4.25%

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 January 2026

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	6.33%	£995	6.33%	4.25%	LH50103
	EPC A-D	75%	6.48%	£995	6.48%	4.50%	LH50104
	EPC A-E	70%	6.17%	** £1,995 / £2,995	6.17%	4.25%	LH50105
	EPC A-D	75%	6.32%	** £1,995 / £2,995	6.32%	4.50%	LH50106
	EPC A-E	70%	5.04%	7.00%	5.04%	4.25%	LH50107
	EPC A-E	70%	5.44%	5.00%	5.44%	4.25%	LH50108
	EPC A-D	75%	5.59%	5.00%	5.59%	4.50%	LH50109
	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%	6.86%	£995	10.50%	4.25%	LH20077
	EPC A-D	75%	7.01%	£995	10.75%	4.50%	LH20078
	EPC A-E	70%	5.14%	4.00%	10.50%	4.25%	LH20079
	EPC A-D	75%	5.29%	4.00%	10.75%	4.50%	LH20080
	EPC A-E	70%	6.14%	2.00%	10.50%	4.25%	LH20081
	EPC A-D	75%	6.29%	2.00%	10.75%	4.50%	LH20082
	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.

Pepper18 Light 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 January 2026

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	6.38%	£995	6.38%	4.25%	IH50110
	EPC A-D	75%	6.53%	£995	6.53%	4.50%	IH50111
	EPC A-E	70%	6.22%	** £1,995 / £2,995	6.22%	4.25%	IH50112
	EPC A-D	75%	6.37%	** £1,995 / £2,995	6.37%	4.50%	IH50113
	EPC A-E	70%	5.09%	7.00%	5.09%	4.25%	IH50114
	EPC A-E	70%	5.49%	5.00%	5.49%	4.25%	IH50115
	EPC A-D	75%	5.64%	5.00%	5.64%	4.50%	IH50116
	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%	6.91%	£995	10.50%	4.25%	IH20083	
	EPC A-D	75%	7.06%	£995	10.75%	4.50%	IH20084	
	EPC A-E	70%	5.19%	4.00%	10.50%	4.25%	IH20085	
	EPC A-D	75%	5.34%	4.00%	10.75%	4.50%	IH20086	
	EPC A-E	70%	6.19%	2.00%	10.50%	4.25%	IH20087	
	EPC A-D	75%	6.34%	2.00%	10.75%	4.50%	IH20088	
	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.

Pepper18 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 - Buy to Let HMO

LMR = 4.25%

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 January 2026

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	6.43%	£995	6.43%	4.55%	IH50117
	EPC A-D	75%	6.58%	£995	6.58%	4.80%	IH50118
	EPC A-E	70%	6.27%	** £1,995 / £2,995	6.27%	4.55%	IH50119
	EPC A-D	75%	6.42%	** £1,995 / £2,995	6.42%	4.80%	IH50120
	EPC A-E	70%	5.14%	7.00%	5.14%	4.55%	IH50121
	EPC A-E	70%	5.54%	5.00%	5.54%	4.55%	IH50122
	EPC A-D	75%	5.69%	5.00%	5.69%	4.80%	IH50123
	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%	6.96%	£995	10.80%	4.55%	IH20089
	EPC A-D	75%	7.11%	£995	11.05%	4.80%	IH20090
	EPC A-E	70%	5.24%	4.00%	10.80%	4.55%	IH20091
	EPC A-D	75%	5.39%	4.00%	11.05%	4.80%	IH20092
	EPC A-E	70%	6.24%	2.00%	10.80%	4.55%	IH20093
	EPC A-D	75%	6.39%	2.00%	11.05%	4.80%	IH20094
	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.

Pepper12 Light 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
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 January 2026

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	6.48%	£995	6.48%	4.55%	IH50124
	EPC A-D	75%	6.63%	£995	6.63%	4.80%	IH50125
	EPC A-E	70%	6.32%	** £1,995 / £2,995	6.32%	4.55%	IH50126
	EPC A-D	75%	6.47%	** £1,995 / £2,995	6.47%	4.80%	IH50127
	EPC A-E	70%	5.19%	7.00%	5.19%	4.55%	IH50128
	EPC A-E	70%	5.59%	5.00%	5.59%	4.55%	IH50129
	EPC A-D	75%	5.74%	5.00%	5.74%	4.80%	IH50130
	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%	7.01%	£995	10.80%	4.55%	IH20095
	EPC A-D	75%	7.16%	£995	11.05%	4.80%	IH20096
	EPC A-E	70%	5.29%	4.00%	10.80%	4.55%	IH20097
	EPC A-D	75%	5.44%	4.00%	11.05%	4.80%	IH20098
	EPC A-E	70%	6.29%	2.00%	10.80%	4.55%	IH20099
	EPC A-D	75%	6.44%	2.00%	11.05%	4.80%	IH20100
	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.

Pepper12 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	Minimum	£25,001
Maximum Age	85 years at end of term	Maximum	<p>For Buy to Let: The maximum loan size is £2 million within the following LTV limits:</p> <ul style="list-style-type: none"> • Up to £750,000 available to 80% LTV • Up to £1 million available to 75% LTV • Up to £1.5million available to 70% LTV • Up to £2 million available to 65% LTV <p>For BTL HMO: The maximum loan size is £1 million within the following LTV limits:</p> <ul style="list-style-type: none"> • Up to £500,000 available to 75% LTV • Up to £1 million available to 70% LTV
Maximum Applicants	2	Repayment	
Employed	Minimum of 3 months in current job with 6 months' continuous employment and not in probation.	Repayment	Capital & Interest; Interest Only
Self-Employed	Must have been in their current business for a minimum of 12 months	Property Value	
		Minimum	For Buy to Let: £70,000. For BTL HMO: £100,000.
		Term	
		Minimum	5 years and 1 month
		Maximum	35 years