peppermoney

Buy to Let Product Guide

September 2026

- **Broad range & better service**
- **Rates starting at 5.59% & dedicated Case Owner from application to offer**
- **Manual underwriting by a team of skilled decision makers**

Version 2.9

Complete FS
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	-	EPC A-C	65%	5.70%	2.00%	5.70%	4.00%	B500722609265
	-	EPC A-E	70%	5.70%	2.00%	5.70%	4.00%	B500732609270
	-	EPC A-D	75%	5.70%	2.00%	5.70%	4.25%	B500752609275
	-	EPC A-C	80%	6.39%	2.00%	6.39%	4.50%	B500762609280
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-C	65%	5.59%	2.00%	10.25%	4.00%	B200712609265
	-	EPC A-E	70%	5.74%	2.00%	10.25%	4.00%	B200022609270
	-	EPC A-D	75%	5.74%	2.00%	10.50%	4.25%	B200022609275
	-	EPC A-C	80%	6.09%	2.00%	10.75%	4.50%	B200022609280
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.

All 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

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	-	EPC A-C	65%	5.75%	2.00%	5.75%	4.00%	B500772609265
	-	EPC A-E	70%	5.75%	2.00%	5.75%	4.00%	B500782609270
	-	EPC A-D	75%	5.75%	2.00%	5.75%	4.25%	B500802609275
	-	EPC A-C	80%	6.44%	2.00%	6.44%	4.50%	B500812609280
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-C	65%	5.64%	2.00%	10.25%	4.00%	B200722609265
	-	EPC A-E	70%	5.79%	2.00%	10.25%	4.00%	B200052609270
	-	EPC A-D	75%	5.79%	2.00%	10.50%	4.25%	B200052609275
	-	EPC A-C	80%	6.14%	2.00%	10.75%	4.50%	B200052609280
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.

All 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

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	-	EPC A-C	65%	6.19%	2.00%	6.19%	4.00%	B500822609265
	-	EPC A-E	70%	6.34%	2.00%	6.34%	4.00%	B500832609270
	-	EPC A-D	75%	6.34%	2.00%	6.34%	4.25%	B500852609275
	-	EPC A-C	80%	6.69%	2.00%	6.69%	4.50%	B500862609280
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-C	65%	5.89%	2.00%	10.25%	4.00%	B200732609265
	-	EPC A-E	70%	6.04%	2.00%	10.25%	4.00%	B200082609270
	-	EPC A-D	75%	6.04%	2.00%	10.50%	4.25%	B200082609275
	-	EPC A-C	80%	6.39%	2.00%	10.75%	4.50%	B200082609280
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.

All 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

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	-	EPC A-C	65%	6.24%	2.00%	6.24%	4.00%	B500872609265
	-	EPC A-E	70%	6.39%	2.00%	6.39%	4.00%	B500882609270
	-	EPC A-D	75%	6.39%	2.00%	6.39%	4.25%	B500902609275
	-	EPC A-C	80%	6.74%	2.00%	6.74%	4.50%	B500912609280
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-C	65%	5.94%	2.00%	10.25%	4.00%	B200742609265
	-	EPC A-E	70%	6.09%	2.00%	10.25%	4.00%	B200112609270
	-	EPC A-D	75%	6.09%	2.00%	10.50%	4.25%	B200112609275
	-	EPC A-C	80%	6.44%	2.00%	10.75%	4.50%	B200112609280
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.

All 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

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	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	-	EPC A-C	65%	7.04%	2.00%	7.04%	4.00%	B500922609265
	-	EPC A-E	70%	7.19%	2.00%	7.19%	4.00%	B500932609270
	-	EPC A-D	75%	7.19%	2.00%	7.19%	4.25%	B500952609275
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-C	65%	6.74%	2.00%	10.25%	4.00%	B200752609265
	-	EPC A-E	70%	6.89%	2.00%	10.25%	4.00%	B200142609270
	-	EPC A-D	75%	6.89%	2.00%	10.50%	4.25%	B200142609275
ERC:	3%,2%							

Application fee = £150

All 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

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-C	65%	7.09%	2.00%	7.09%	4.00%	B500962609265
	-	EPC A-E	70%	7.24%	2.00%	7.24%	4.00%	B500972609270
	-	EPC A-D	75%	7.24%	2.00%	7.24%	4.25%	B500992609275
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-C	65%	6.79%	2.00%	10.25%	4.00%	B200762609265
	-	EPC A-E	70%	6.94%	2.00%	10.25%	4.00%	B200172609270
	-	EPC A-D	75%	6.94%	2.00%	10.50%	4.25%	B200172609275
ERC:	3%,2%							

Application fee = £150

All 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

Pepper18 Light - Buy to Let

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	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	-	EPC A-C	65%	7.14%	2.00%	7.14%	4.00%	B501002609265
	-	EPC A-E	70%	7.29%	2.00%	7.29%	4.00%	B501012609270
	-	EPC A-D	75%	7.29%	2.00%	7.29%	4.25%	B501032609275
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-C	65%	6.84%	2.00%	10.25%	4.00%	B200772609265
	-	EPC A-E	70%	6.99%	2.00%	10.25%	4.00%	B200202609270
	-	EPC A-D	75%	6.99%	2.00%	10.50%	4.25%	B200202609275
ERC:	3%,2%							

Application fee = £150

All 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

LMR = 4.25%

Suitable for customers that haven't had a CCJ or Default in the last 18 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-C	65%	7.19%	2.00%	7.19%	4.00%	B501042609265
	-	EPC A-E	70%	7.34%	2.00%	7.34%	4.00%	B501052609270
	-	EPC A-D	75%	7.34%	2.00%	7.34%	4.25%	B501072609275
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-C	65%	6.89%	2.00%	10.25%	4.00%	B200782609265
	-	EPC A-E	70%	7.04%	2.00%	10.25%	4.00%	B200232609270
	-	EPC A-D	75%	7.04%	2.00%	10.50%	4.25%	B200232609275
ERC:	3%,2%							

Application fee = £150

All 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

Pepper12 Light - Buy to Let

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	Free Valuation	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	-	EPC A-C	65%	7.24%	2.00%	7.24%	4.55%	B501082609265
	-	EPC A-E	70%	7.39%	2.00%	7.39%	4.55%	B501092609270
	-	EPC A-D	75%	7.39%	2.00%	7.39%	4.55%	B501112609275
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-C	65%	6.94%	2.00%	10.80%	4.55%	B200792609265
	-	EPC A-E	70%	7.09%	2.00%	10.80%	4.55%	B200262609270
	-	EPC A-D	75%	7.09%	2.00%	10.80%	4.55%	B200262609275
ERC:	3%,2%							

Application fee = £150

All 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

LMR = 4.25%

Suitable for customers that haven't had a CCJ or Default in the last 12 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-C	65%	7.29%	2.00%	7.29%	4.55%	B501122609265
	-	EPC A-E	70%	7.44%	2.00%	7.44%	4.55%	B501132609270
	-	EPC A-D	75%	7.44%	2.00%	7.44%	4.55%	B501152609275
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-C	65%	6.99%	2.00%	10.80%	4.55%	B200802609265
	-	EPC A-E	70%	7.14%	2.00%	10.80%	4.55%	B200292609270
	-	EPC A-D	75%	7.14%	2.00%	10.80%	4.55%	B200292609275
ERC:	3%,2%							

Application fee = £150

All 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

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-C	65%	6.34%	2.00%	6.34%	4.00%	LH500312609265
	EPC A-E	70%	6.49%	2.00%	6.49%	4.00%	LH500322609270
	EPC A-D	75%	6.49%	2.00%	6.49%	4.25%	LH500332609275
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	65%	6.04%	2.00%	10.25%	4.00%	LH200312609265
	EPC A-E	70%	6.19%	2.00%	10.25%	4.00%	LH200022609270
	EPC A-D	75%	6.19%	2.00%	10.50%	4.25%	LH200022609275
ERC:	3%,2%						

Application fee = £150

All BTL Remortgages come with £350 Cashback as standard

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

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-C	65%	6.39%	2.00%	6.39%	4.00%	LH500342609265
	EPC A-E	70%	6.54%	2.00%	6.54%	4.00%	LH500352609270
	EPC A-D	75%	6.54%	2.00%	6.54%	4.25%	LH500362609275
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	65%	6.09%	2.00%	10.25%	4.00%	LH200322609265
	EPC A-E	70%	6.24%	2.00%	10.25%	4.00%	LH200052609270
	EPC A-D	75%	6.24%	2.00%	10.50%	4.25%	LH200052609275
ERC:	3%,2%						

Application fee = £150

All BTL Remortgages come with £350 Cashback as standard

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

Pepper36 Light - Buy to Let HMO

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	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	65%	6.54%	2.00%	6.54%	4.00%	LH500372609265
	EPC A-E	70%	6.69%	2.00%	6.69%	4.00%	LH500382609270
	EPC A-D	75%	6.69%	2.00%	6.69%	4.25%	LH500392609275
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	65%	6.34%	2.00%	10.25%	4.00%	LH200332609265
	EPC A-E	70%	6.49%	2.00%	10.25%	4.00%	LH200082609270
	EPC A-D	75%	6.49%	2.00%	10.50%	4.25%	LH200082609275
ERC:	3%,2%						

Application fee = £150

All BTL Remortgages come with £350 Cashback as standard

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

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-C	65%	6.59%	2.00%	6.59%	4.00%	LH500402609265
	EPC A-E	70%	6.74%	2.00%	6.74%	4.00%	LH500412609270
	EPC A-D	75%	6.74%	2.00%	6.74%	4.25%	LH500422609275
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	65%	6.39%	2.00%	10.25%	4.00%	LH200342609265
	EPC A-E	70%	6.54%	2.00%	10.25%	4.00%	LH200112609270
	EPC A-D	75%	6.54%	2.00%	10.50%	4.25%	LH200112609275
ERC:	3%,2%						

Application fee = £150

All BTL Remortgages come with £350 Cashback as standard

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

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-C	65%	7.24%	2.00%	7.24%	4.00%	LH500432609265
	EPC A-E	70%	7.39%	2.00%	7.39%	4.00%	LH500442609270
	EPC A-D	75%	7.39%	2.00%	7.39%	4.25%	LH500452609275
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	65%	6.94%	2.00%	10.25%	4.00%	LH200352609265
	EPC A-E	70%	7.09%	2.00%	10.25%	4.00%	LH200142609270
	EPC A-D	75%	7.09%	2.00%	10.50%	4.25%	LH200142609275
ERC:	3%,2%						

Application fee = £150

All BTL Remortgages come with £350 Cashback as standard

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

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-C	65%	7.29%	2.00%	7.29%	4.00%	LH500462609265
	EPC A-E	70%	7.44%	2.00%	7.44%	4.00%	LH500472609270
	EPC A-D	75%	7.44%	2.00%	7.44%	4.25%	LH500482609275
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	65%	6.99%	2.00%	10.25%	4.00%	LH200362609265
	EPC A-E	70%	7.14%	2.00%	10.25%	4.00%	LH200172609270
	EPC A-D	75%	7.14%	2.00%	10.50%	4.25%	LH200172609275
ERC:	3%,2%						

Application fee = £150

All BTL Remortgages come with £350 Cashback as standard

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

Pepper18 Light - 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-C	65%	7.34%	2.00%	7.34%	4.00%	LH500492609265
	EPC A-E	70%	7.49%	2.00%	7.49%	4.00%	LH500502609270
	EPC A-D	75%	7.49%	2.00%	7.49%	4.25%	LH500512609275
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	65%	7.04%	2.00%	10.25%	4.00%	LH200372609265
	EPC A-E	70%	7.19%	2.00%	10.25%	4.00%	LH200202609270
	EPC A-D	75%	7.19%	2.00%	10.50%	4.25%	LH200202609275
ERC:	3%,2%						

Application fee = £150

All BTL Remortgages come with £350 Cashback as standard

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

Pepper18 - Buy to Let HMO

LMR = 4.25%

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-C	65%	7.39%	2.00%	7.39%	4.00%	LH500522609265
	EPC A-E	70%	7.54%	2.00%	7.54%	4.00%	LH500532609270
	EPC A-D	75%	7.54%	2.00%	7.54%	4.25%	LH500542609275
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	65%	7.09%	2.00%	10.25%	4.00%	LH200382609265
	EPC A-E	70%	7.24%	2.00%	10.25%	4.00%	LH200232609270
	EPC A-D	75%	7.24%	2.00%	10.50%	4.25%	LH200232609275
ERC:	3%,2%						

Application fee = £150

All BTL Remortgages come with £350 Cashback as standard

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

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-C	65%	7.44%	2.00%	7.44%	4.55%	LH500552609265
	EPC A-E	70%	7.59%	2.00%	7.59%	4.55%	LH500562609270
	EPC A-D	75%	7.59%	2.00%	7.59%	4.55%	LH500572609275
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	65%	7.14%	2.00%	10.80%	4.55%	LH200392609265
	EPC A-E	70%	7.29%	2.00%	10.80%	4.55%	LH200262609270
	EPC A-D	75%	7.29%	2.00%	10.80%	4.55%	LH200262609275
ERC:	3%,2%						

Application fee = £150

All BTL Remortgages come with £350 Cashback as standard

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

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-C	65%	7.49%	2.00%	7.49%	4.55%	LH500582609265
	EPC A-E	70%	7.64%	2.00%	7.64%	4.55%	LH500592609270
	EPC A-D	75%	7.64%	2.00%	7.64%	4.55%	LH500602609275
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	65%	7.19%	2.00%	10.80%	4.55%	LH200402609265
	EPC A-E	70%	7.34%	2.00%	10.80%	4.55%	LH200292609270
	EPC A-D	75%	7.34%	2.00%	10.80%	4.55%	LH200292609275
ERC:	3%,2%						

Application fee = £150

All BTL Remortgages come with £350 Cashback as standard

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

Key Criteria

Applicant Details	
Minimum Age	21 years
Maximum Age	85 years at end of term
Maximum Applicants	2
Employed	Minimum of 3 months in current job with 6 months' continuous employment and not in probation.
Self-Employed	Must have been in their current business for a minimum of 12 months

Loan Size	
Loan Size	
Minimum	£25,001
Maximum	For Buy to Let: The maximum loan size is £2 million within the following LTV limits: • 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 For BTL HMO: The maximum loan size is £1 million within the following LTV limits: • Up to £500,000 available to 75% LTV • Up to £1 million available to 70% LTV
Repayment	
Repayment	Capital & Interest; Interest Only
Property Value	
Minimum	For Buy to Let: £70,000. For BTL HMO: £100,000.
Term	
Minimum	5 years and 1 month
Maximum	35 years