



# Limited Company 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

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# Highlights of our wide ranging criteria

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

Suitable for customers that haven't had a Default in the last 48 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% | 5.70%        | 2.00%    | 5.70%        | 4.00%                   | L500812609270 |
|         | -              | EPC A-D              | 75% | 5.70%        | 2.00%    | 5.70%        | 4.25%                   | L500832609275 |
|         | -              | EPC A-C              | 80% | 6.39%        | 2.00%    | 6.39%        | 4.50%                   | L500842609280 |
| ERC:    | 4%,4%,3%,3%,2% |                      |     |              |          |              |                         |               |

Correct as of 15<sup>th</sup> January 2026

| Term    | Free Valuation | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code  |
|---------|----------------|----------------------|-----|--------------|----------|--------------|-------------------------|---------------|
| 2 Years | -              | EPC A-E              | 70% | 5.74%        | 2.00%    | 10.25%       | 4.00%                   | L200022609270 |
|         | -              | EPC A-D              | 75% | 5.74%        | 2.00%    | 10.50%       | 4.25%                   | L200022609275 |
|         | -              | EPC A-C              | 80% | 6.09%        | 2.00%    | 10.75%       | 4.50%                   | L200022609280 |
| 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 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                             |
| 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 15<sup>th</sup> 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% | 5.75%        | 2.00%    | 5.75%        | 4.00%                   | L500862609270 |
|         | -              | EPC A-D              | 75% | 5.75%        | 2.00%    | 5.75%        | 4.25%                   | L500882609275 |
|         | -              | EPC A-C              | 80% | 6.44%        | 2.00%    | 6.44%        | 4.50%                   | L500892609280 |
| 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% | 5.79%        | 2.00%    | 10.25%       | 4.00%                   | L200052609270 |
|         | -              | EPC A-D              | 75% | 5.79%        | 2.00%    | 10.50%       | 4.25%                   | L200052609275 |
|         | -              | EPC A-C              | 80% | 6.14%        | 2.00%    | 10.75%       | 4.50%                   | L200052609280 |
| 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 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                             |
| 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 36 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% | 6.34%        | 2.00%    | 6.34%        | 4.00%                   | L500912609270 |
|         | -              | EPC A-D              | 75% | 6.34%        | 2.00%    | 6.34%        | 4.25%                   | L500932609275 |
|         | -              | EPC A-C              | 80% | 6.69%        | 2.00%    | 6.69%        | 4.50%                   | L500942609280 |
| ERC:    | 4%,4%,3%,3%,2% |                      |     |              |          |              |                         |               |

Correct as of 15<sup>th</sup> January 2026

| Term    | Free Valuation | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code  |
|---------|----------------|----------------------|-----|--------------|----------|--------------|-------------------------|---------------|
| 2 Years | -              | EPC A-E              | 70% | 6.04%        | 2.00%    | 10.25%       | 4.00%                   | L200082609270 |
|         | -              | EPC A-D              | 75% | 6.04%        | 2.00%    | 10.50%       | 4.25%                   | L200082609275 |
|         | -              | EPC A-C              | 80% | 6.39%        | 2.00%    | 10.75%       | 4.50%                   | L200082609280 |
| 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 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

| Term    | Free Valuation | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code  |
|---------|----------------|----------------------|-----|--------------|----------|--------------|-------------------------|---------------|
| 5 Years | -              | EPC A-E              | 70% | 6.39%        | 2.00%    | 6.39%        | 4.00%                   | L500962609270 |
|         | -              | EPC A-D              | 75% | 6.39%        | 2.00%    | 6.39%        | 4.25%                   | L500982609275 |
|         | -              | EPC A-C              | 80% | 6.74%        | 2.00%    | 6.74%        | 4.50%                   | L500992609280 |
| ERC:    | 4%,4%,3%,3%,2% |                      |     |              |          |              |                         |               |

Correct as of 15<sup>th</sup> January 2026

| Term    | Free Valuation | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code  |
|---------|----------------|----------------------|-----|--------------|----------|--------------|-------------------------|---------------|
| 2 Years | -              | EPC A-E              | 70% | 6.09%        | 2.00%    | 10.25%       | 4.00%                   | L200112609270 |
|         | -              | EPC A-D              | 75% | 6.09%        | 2.00%    | 10.50%       | 4.25%                   | L200112609275 |
|         | -              | EPC A-C              | 80% | 6.44%        | 2.00%    | 10.75%       | 4.50%                   | L200112609280 |
| 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 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.

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% | 7.19%        | 2.00%    | 7.19%        | 4.00%                   | L501012609270 |
|         | -              | EPC A-D              | 75% | 7.19%        | 2.00%    | 7.19%        | 4.25%                   | L501032609275 |
| ERC:    | 4%,4%,3%,3%,2% |                      |     |              |          |              |                         |               |

Correct as of 15<sup>th</sup> January 2026

| Term    | Free Valuation | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code  |
|---------|----------------|----------------------|-----|--------------|----------|--------------|-------------------------|---------------|
| 2 Years | -              | EPC A-E              | 70% | 6.89%        | 2.00%    | 10.25%       | 4.00%                   | L200142609270 |
|         | -              | EPC A-D              | 75% | 6.89%        | 2.00%    | 10.50%       | 4.25%                   | L200142609275 |
| ERC:    | 3%,2%          |                      |     |              |          |              |                         |               |

Application fee = £150

All 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.

Suitable for customers that haven't had a CCJ or Default in the last 24 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% | 7.24%        | 2.00%    | 7.24%        | 4.00%                   | L501052609270 |
|         | -              | EPC A-D              | 75% | 7.24%        | 2.00%    | 7.24%        | 4.25%                   | L501072609275 |
| ERC:    | 4%,4%,3%,3%,2% |                      |     |              |          |              |                         |               |

Correct as of 15<sup>th</sup> January 2026

| Term    | Free Valuation | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code  |
|---------|----------------|----------------------|-----|--------------|----------|--------------|-------------------------|---------------|
| 2 Years | -              | EPC A-E              | 70% | 6.94%        | 2.00%    | 10.25%       | 4.00%                   | L200172609270 |
|         | -              | EPC A-D              | 75% | 6.94%        | 2.00%    | 10.50%       | 4.25%                   | L200172609275 |
| ERC:    | 3%,2%          |                      |     |              |          |              |                         |               |

Application fee = £150

All 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

| Term    | Free Valuation | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code  |
|---------|----------------|----------------------|-----|--------------|----------|--------------|-------------------------|---------------|
| 5 Years | -              | EPC A-E              | 70% | 7.29%        | 2.00%    | 7.29%        | 4.00%                   | L501092609270 |
|         | -              | EPC A-D              | 75% | 7.29%        | 2.00%    | 7.29%        | 4.25%                   | L501112609275 |
| ERC:    | 4%,4%,3%,3%,2% |                      |     |              |          |              |                         |               |

Correct as of 15<sup>th</sup> January 2026

| Term    | Free Valuation | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code  |
|---------|----------------|----------------------|-----|--------------|----------|--------------|-------------------------|---------------|
| 2 Years | -              | EPC A-E              | 70% | 6.99%        | 2.00%    | 10.25%       | 4.00%                   | L200202609270 |
|         | -              | EPC A-D              | 75% | 6.99%        | 2.00%    | 10.50%       | 4.25%                   | L200202609275 |
| ERC:    | 3%,2%          |                      |     |              |          |              |                         |               |

Application fee = £150

All 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

| Term    | Free Valuation | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code  |
|---------|----------------|----------------------|-----|--------------|----------|--------------|-------------------------|---------------|
| 5 Years | -              | EPC A-E              | 70% | 7.34%        | 2.00%    | 7.34%        | 4.00%                   | L501132609270 |
|         | -              | EPC A-D              | 75% | 7.34%        | 2.00%    | 7.34%        | 4.25%                   | L501152609275 |
| 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% | 7.04%        | 2.00%    | 10.25%       | 4.00%                   | L200232609270 |
|         | -              | EPC A-D              | 75% | 7.04%        | 2.00%    | 10.50%       | 4.25%                   | L200232609275 |
| ERC:    | 3%,2%          |                      |     |              |          |              |                         |               |

Application fee = £150

All 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

| Term    | Free Valuation | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code  |
|---------|----------------|----------------------|-----|--------------|----------|--------------|-------------------------|---------------|
| 5 Years | -              | EPC A-E              | 70% | 7.39%        | 2.00%    | 7.39%        | 4.55%                   | L501172609270 |
|         | -              | EPC A-D              | 75% | 7.39%        | 2.00%    | 7.39%        | 4.55%                   | L501192609275 |
| ERC:    | 4%,4%,3%,3%,2% |                      |     |              |          |              |                         |               |

Correct as of 15<sup>th</sup> January 2026

| Term    | Free Valuation | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code  |
|---------|----------------|----------------------|-----|--------------|----------|--------------|-------------------------|---------------|
| 2 Years | -              | EPC A-E              | 70% | 7.09%        | 2.00%    | 10.80%       | 4.55%                   | L200262609270 |
|         | -              | EPC A-D              | 75% | 7.09%        | 2.00%    | 10.80%       | 4.55%                   | L200262609275 |
| ERC:    | 3%,2%          |                      |     |              |          |              |                         |               |

Application fee = £150

All 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

| Term    | Free Valuation | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code  |
|---------|----------------|----------------------|-----|--------------|----------|--------------|-------------------------|---------------|
| 5 Years | -              | EPC A-E              | 70% | 7.44%        | 2.00%    | 7.44%        | 4.55%                   | L501212609270 |
|         | -              | EPC A-D              | 75% | 7.44%        | 2.00%    | 7.44%        | 4.55%                   | L501232609275 |
| ERC:    | 4%,4%,3%,3%,2% |                      |     |              |          |              |                         |               |

Correct as of 15<sup>th</sup> January 2026

| Term    | Free Valuation | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code  |
|---------|----------------|----------------------|-----|--------------|----------|--------------|-------------------------|---------------|
| 2 Years | -              | EPC A-E              | 70% | 7.14%        | 2.00%    | 10.80%       | 4.55%                   | L200292609270 |
|         | -              | EPC A-D              | 75% | 7.14%        | 2.00%    | 10.80%       | 4.55%                   | L200292609275 |
| ERC:    | 3%,2%          |                      |     |              |          |              |                         |               |

Application fee = £150

All 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

| Term    | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code   |
|---------|----------------------|-----|--------------|----------|--------------|-------------------------|----------------|
| 5 Years | EPC A-E              | 70% | 6.49%        | 2.00%    | 6.49%        | 4.00%                   | IH500322609270 |
|         | EPC A-D              | 75% | 6.49%        | 2.00%    | 6.49%        | 4.25%                   | IH500332609275 |
| 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% | 6.19%        | 2.00%    | 10.25%       | 4.00%                   | IH200022609270 |
|         | EPC A-D              | 75% | 6.19%        | 2.00%    | 10.50%       | 4.25%                   | IH200022609275 |
| ERC:    | 3%,2%                |     |              |          |              |                         |                |

Application fee = £150

All BTL Remortgages come with £350 Cashback as standard

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 15<sup>th</sup> January 2026

| Term    | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code   |
|---------|----------------------|-----|--------------|----------|--------------|-------------------------|----------------|
| 5 Years | EPC A-E              | 70% | 6.54%        | 2.00%    | 6.54%        | 4.00%                   | IH500352609270 |
|         | EPC A-D              | 75% | 6.54%        | 2.00%    | 6.54%        | 4.25%                   | IH500362609275 |
| 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% | 6.24%        | 2.00%    | 10.25%       | 4.00%                   | IH200052609270 |
|         | EPC A-D              | 75% | 6.24%        | 2.00%    | 10.50%       | 4.25%                   | IH200052609275 |
| ERC:    | 3%,2%                |     |              |          |              |                         |                |

Application fee = £150

All BTL Remortgages come with £350 Cashback as standard

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

| Term    | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code   |
|---------|----------------------|-----|--------------|----------|--------------|-------------------------|----------------|
| 5 Years | EPC A-E              | 70% | 6.69%        | 2.00%    | 6.69%        | 4.00%                   | IH500382609270 |
|         | EPC A-D              | 75% | 6.69%        | 2.00%    | 6.69%        | 4.25%                   | IH500392609275 |
| 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% | 6.49%        | 2.00%    | 10.25%       | 4.00%                   | IH200082609270 |
|         | EPC A-D              | 75% | 6.49%        | 2.00%    | 10.50%       | 4.25%                   | IH200082609275 |
| ERC:    | 3%,2%                |     |              |          |              |                         |                |

Application fee = £150

All BTL Remortgages come with £350 Cashback as standard

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                             |
| 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

| Term    | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code   |
|---------|----------------------|-----|--------------|----------|--------------|-------------------------|----------------|
| 5 Years | EPC A-E              | 70% | 6.74%        | 2.00%    | 6.74%        | 4.00%                   | IH500412609270 |
|         | EPC A-D              | 75% | 6.74%        | 2.00%    | 6.74%        | 4.25%                   | IH500422609275 |
| 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% | 6.54%        | 2.00%    | 10.25%       | 4.00%                   | IH200112609270 |
|         | EPC A-D              | 75% | 6.54%        | 2.00%    | 10.50%       | 4.25%                   | IH200112609275 |
| ERC:    | 3%,2%                |     |              |          |              |                         |                |

Application fee = £150

All BTL Remortgages come with £350 Cashback as standard

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                             |
| 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 24 months and who have never had a CCJ

| Term    | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code   |
|---------|----------------------|-----|--------------|----------|--------------|-------------------------|----------------|
| 5 Years | EPC A-E              | 70% | 7.39%        | 2.00%    | 7.39%        | 4.00%                   | IH500442609270 |
|         | EPC A-D              | 75% | 7.39%        | 2.00%    | 7.39%        | 4.25%                   | IH500452609275 |
| 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% | 7.09%        | 2.00%    | 10.25%       | 4.00%                   | IH200142609270 |
|         | EPC A-D              | 75% | 7.09%        | 2.00%    | 10.50%       | 4.25%                   | IH200142609275 |
| ERC:    | 3%,2%                |     |              |          |              |                         |                |

Application fee = £150

All BTL Remortgages come with £350 Cashback as standard

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                             |
| 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 24 months

| Term    | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code   |
|---------|----------------------|-----|--------------|----------|--------------|-------------------------|----------------|
| 5 Years | EPC A-E              | 70% | 7.44%        | 2.00%    | 7.44%        | 4.00%                   | IH500472609270 |
|         | EPC A-D              | 75% | 7.44%        | 2.00%    | 7.44%        | 4.25%                   | IH500482609275 |
| 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% | 7.14%        | 2.00%    | 10.25%       | 4.00%                   | IH200172609270 |
|         | EPC A-D              | 75% | 7.14%        | 2.00%    | 10.50%       | 4.25%                   | IH200172609275 |
| ERC:    | 3%,2%                |     |              |          |              |                         |                |

Application fee = £150

All BTL Remortgages come with £350 Cashback as standard

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

| Term    | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code   |
|---------|----------------------|-----|--------------|----------|--------------|-------------------------|----------------|
| 5 Years | EPC A-E              | 70% | 7.49%        | 2.00%    | 7.49%        | 4.00%                   | IH500502609270 |
|         | EPC A-D              | 75% | 7.49%        | 2.00%    | 7.49%        | 4.25%                   | IH500512609275 |
| 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% | 7.19%        | 2.00%    | 10.25%       | 4.00%                   | IH200202609270 |
|         | EPC A-D              | 75% | 7.19%        | 2.00%    | 10.50%       | 4.25%                   | IH200202609275 |
| ERC:    | 3%,2%                |     |              |          |              |                         |                |

Application fee = £150

All BTL Remortgages come with £350 Cashback as standard

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                             |
| 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 18 months

| Term    | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code   |
|---------|----------------------|-----|--------------|----------|--------------|-------------------------|----------------|
| 5 Years | EPC A-E              | 70% | 7.54%        | 2.00%    | 7.54%        | 4.00%                   | IH500532609270 |
|         | EPC A-D              | 75% | 7.54%        | 2.00%    | 7.54%        | 4.25%                   | IH500542609275 |
| 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% | 7.24%        | 2.00%    | 10.25%       | 4.00%                   | IH200232609270 |
|         | EPC A-D              | 75% | 7.24%        | 2.00%    | 10.50%       | 4.25%                   | IH200232609275 |
| ERC:    | 3%,2%                |     |              |          |              |                         |                |

Application fee = £150

All BTL Remortgages come with £350 Cashback as standard

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.

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

| Term    | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code   |
|---------|----------------------|-----|--------------|----------|--------------|-------------------------|----------------|
| 5 Years | EPC A-E              | 70% | 7.59%        | 2.00%    | 7.59%        | 4.55%                   | IH500562609270 |
|         | EPC A-D              | 75% | 7.59%        | 2.00%    | 7.59%        | 4.55%                   | IH500572609275 |
| 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% | 7.29%        | 2.00%    | 10.80%       | 4.55%                   | IH200262609270 |
|         | EPC A-D              | 75% | 7.29%        | 2.00%    | 10.80%       | 4.55%                   | IH200262609275 |
| ERC:    | 3%,2%                |     |              |          |              |                         |                |

Application fee = £150

All BTL Remortgages come with £350 Cashback as standard

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                             |
| 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

| Term    | EPC Ratings Accepted | LTV | Initial Rate | Comp Fee | Rental Calc. | Reversion Rates (LMR +) | Product Code   |
|---------|----------------------|-----|--------------|----------|--------------|-------------------------|----------------|
| 5 Years | EPC A-E              | 70% | 7.64%        | 2.00%    | 7.64%        | 4.55%                   | IH500592609270 |
|         | EPC A-D              | 75% | 7.64%        | 2.00%    | 7.64%        | 4.55%                   | IH500602609275 |
| 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% | 7.34%        | 2.00%    | 10.80%       | 4.55%                   | IH200292609270 |
|         | EPC A-D              | 75% | 7.34%        | 2.00%    | 10.80%       | 4.55%                   | IH200292609275 |
| ERC:    | 3%,2%                |     |              |          |              |                         |                |

Application fee = £150

All BTL Remortgages come with £350 Cashback as standard

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"><li>Up to £750,000 available to 80% LTV</li><li>Up to £1 million available to 75% LTV</li><li>Up to £1.5million available to 70% LTV</li><li>Up to £2 million available to 65% LTV</li></ul> |
| Maximum Applicants | 4                                                                                             |                | For BTL HMO: The maximum loan size is £1 million within the following LTV limits: <ul style="list-style-type: none"><li>Up to £500,000 available to 75% LTV</li></ul>                                                                                                                                               |
| 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                                                                                                                                                                                                                                                                                                            |