pepper money

Buy to Let Product Guide

July 2026

- **Broad range & better service**
- **Rates starting at 4.44% & dedicated Case Owner from application to offer**
- **Manual underwriting by a team of skilled decision makers**

Version 2.5

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'

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%	5.88%	£995	5.88%	4.00%	B5038326062
	Free Valuation	EPC A-D	75%	6.03%	£995	6.03%	4.25%	B5038426062
	Free Valuation	EPC A-C	80%	6.38%	£995	6.38%	4.50%	B5038526062
	-	EPC A-E	70%	4.99%	5.00%	4.99%	4.00%	B5038626062
	-	EPC A-D	75%	5.14%	5.00%	5.14%	4.25%	B5038726062
	-	EPC A-C	80%	5.29%	5.00%	5.29%	4.50%	B5038826062
	-	EPC A-E	70%	4.59%	7.00%	4.59%	4.00%	B5038926062
	-	EPC A-D	75%	4.74%	7.00%	4.74%	4.25%	B5039026062
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	Free Valuation	EPC A-E	70%	6.16%	£995	10.25%	4.00%	B2037426062
	Free Valuation	EPC A-D	75%	6.31%	£995	10.50%	4.25%	B2037526062
	Free Valuation	EPC A-C	80%	6.66%	£995	10.75%	4.50%	B2037626062
	-	EPC A-E	70%	5.44%	2.00%	10.25%	4.00%	B2037726062
	-	EPC A-D	75%	5.59%	2.00%	10.50%	4.25%	B2037826062
	-	EPC A-C	80%	5.94%	2.00%	10.75%	4.50%	B2037926062
	-	EPC A-E	70%	4.44%	4.00%	10.25%	4.00%	B2038026062
	-	EPC A-D	75%	4.59%	4.00%	10.50%	4.25%	B2038126062
	-	EPC A-C	80%	4.94%	4.00%	10.75%	4.50%	B2038226062
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	Free Valuation	EPC A-E	70%	5.93%	£995	5.93%	4.00%	B5040026062
	Free Valuation	EPC A-D	75%	6.08%	£995	6.08%	4.25%	B5040126062
	Free Valuation	EPC A-C	80%	6.43%	£995	6.43%	4.50%	B5040226062
	-	EPC A-E	70%	5.04%	5.00%	5.04%	4.00%	B5040326062
	-	EPC A-D	75%	5.19%	5.00%	5.19%	4.25%	B5040426062
	-	EPC A-C	80%	5.54%	5.00%	5.54%	4.50%	B5040526062
	-	EPC A-E	70%	4.64%	7.00%	4.64%	4.00%	B5040626062
	-	EPC A-D	75%	4.79%	7.00%	4.79%	4.25%	B5040726062
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	Free Valuation	EPC A-E	70%	6.21%	£995	10.25%	4.00%	B2039126062
	Free Valuation	EPC A-D	75%	6.36%	£995	10.50%	4.25%	B2039226062
	Free Valuation	EPC A-C	80%	6.71%	£995	10.75%	4.50%	B2039326062
	-	EPC A-E	70%	5.49%	2.00%	10.25%	4.00%	B2039426062
	-	EPC A-D	75%	5.64%	2.00%	10.50%	4.25%	B2039526062
	-	EPC A-C	80%	5.99%	2.00%	10.75%	4.50%	B2039626062
	-	EPC A-E	70%	4.49%	4.00%	10.25%	4.00%	B2039726062
	-	EPC A-D	75%	4.64%	4.00%	10.50%	4.25%	B2039826062
	-	EPC A-C	80%	4.99%	4.00%	10.75%	4.50%	B2039926062
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

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%	6.11%	£995	6.11%	4.00%	B5041726062
	Free Valuation	EPC A-D	75%	6.23%	£995	6.23%	4.25%	B5041826062
	Free Valuation	EPC A-C	80%	6.53%	£995	6.53%	4.50%	B5041926062
	-	EPC A-E	70%	5.19%	5.00%	5.19%	4.00%	B5042026062
	-	EPC A-D	75%	5.34%	5.00%	5.34%	4.25%	B5042126062
	-	EPC A-C	80%	5.64%	5.00%	5.64%	4.50%	B5042226062
	-	EPC A-E	70%	4.79%	7.00%	4.79%	4.00%	B5042326062
	-	EPC A-D	75%	4.94%	7.00%	4.94%	4.25%	B5042426062
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	Free Valuation	EPC A-E	70%	6.46%	£995	10.25%	4.00%	B2040826062
	Free Valuation	EPC A-D	75%	6.61%	£995	10.50%	4.25%	B2040926062
	Free Valuation	EPC A-C	80%	6.91%	£995	10.75%	4.50%	B2041026062
	-	EPC A-E	70%	5.74%	2.00%	10.25%	4.00%	B2041126062
	-	EPC A-D	75%	5.89%	2.00%	10.50%	4.25%	B2041226062
	-	EPC A-C	80%	6.19%	2.00%	10.75%	4.50%	B2041326062
	-	EPC A-E	70%	4.74%	4.00%	10.25%	4.00%	B2041426062
	-	EPC A-D	75%	4.89%	4.00%	10.50%	4.25%	B2041526062
	-	EPC A-C	80%	5.19%	4.00%	10.75%	4.50%	B2041626062
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	Free Valuation	EPC A-E	70%	6.13%	£995	6.13%	4.00%	B5043426062
	Free Valuation	EPC A-D	75%	6.28%	£995	6.28%	4.25%	B5043526062
	Free Valuation	EPC A-C	80%	6.58%	£995	6.58%	4.50%	B5043626062
	-	EPC A-E	70%	5.24%	5.00%	5.24%	4.00%	B5043726062
	-	EPC A-D	75%	5.39%	5.00%	5.39%	4.25%	B5043826062
	-	EPC A-C	80%	5.69%	5.00%	5.69%	4.50%	B5043926062
	-	EPC A-E	70%	4.84%	7.00%	4.84%	4.00%	B5044026062
	-	EPC A-D	75%	4.99%	7.00%	4.99%	4.25%	B5044126062
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	Free Valuation	EPC A-E	70%	6.51%	£995	10.25%	4.00%	B2042526062
	Free Valuation	EPC A-D	75%	6.66%	£995	10.50%	4.25%	B2042626062
	Free Valuation	EPC A-C	80%	6.96%	£995	10.75%	4.50%	B2042726062
	-	EPC A-E	70%	5.79%	2.00%	10.25%	4.00%	B2042826062
	-	EPC A-D	75%	5.94%	2.00%	10.50%	4.25%	B2042926062
	-	EPC A-C	80%	6.24%	2.00%	10.75%	4.50%	B2043026062
	-	EPC A-E	70%	4.79%	4.00%	10.25%	4.00%	B2043126062
	-	EPC A-D	75%	4.94%	4.00%	10.50%	4.25%	B2043226062
	-	EPC A-C	80%	5.24%	4.00%	10.75%	4.50%	B2043326062
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

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-E	70%	6.68%	£995	6.68%	4.00%	B5044826062
	-	EPC A-D	75%	6.83%	£995	6.83%	4.25%	B5044926062
	-	EPC A-E	70%	5.79%	5.00%	5.79%	4.00%	B5045026062
	-	EPC A-D	75%	5.94%	5.00%	5.94%	4.25%	B5045126062
	-	EPC A-E	70%	5.39%	7.00%	5.39%	4.00%	B5045226062
	-	EPC A-D	75%	5.54%	7.00%	5.54%	4.25%	B5045326062
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%	7.06%	£995	10.25%	4.00%	B2044226062
	-	EPC A-D	75%	7.21%	£995	10.50%	4.25%	B2044326062
	-	EPC A-E	70%	6.34%	2.00%	10.25%	4.00%	B2044426062
	-	EPC A-D	75%	6.49%	2.00%	10.50%	4.25%	B2044526062
	-	EPC A-E	70%	5.34%	4.00%	10.25%	4.00%	B2044626062
	-	EPC A-D	75%	5.49%	4.00%	10.50%	4.25%	B2044726062
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

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%	6.73%	£995	6.73%	4.00%	B5046026062
	-	EPC A-D	75%	6.88%	£995	6.88%	4.25%	B5046126062
	-	EPC A-E	70%	5.84%	5.00%	5.84%	4.00%	B5046226062
	-	EPC A-D	75%	5.99%	5.00%	5.99%	4.25%	B5046326062
	-	EPC A-E	70%	5.44%	7.00%	5.44%	4.00%	B5046426062
	-	EPC A-D	75%	5.59%	7.00%	5.59%	4.25%	B5046526062
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%	7.11%	£995	10.25%	4.00%	B2045426062
	-	EPC A-D	75%	7.26%	£995	10.50%	4.25%	B2045526062
	-	EPC A-E	70%	6.39%	2.00%	10.25%	4.00%	B2045626062
	-	EPC A-D	75%	6.54%	2.00%	10.50%	4.25%	B2045726062
	-	EPC A-E	70%	5.39%	4.00%	10.25%	4.00%	B2045826062
	-	EPC A-D	75%	5.54%	4.00%	10.50%	4.25%	B2045926062
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

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-E	70%	6.78%	£995	6.78%	4.00%	B5047226062
	-	EPC A-D	75%	6.93%	£995	6.93%	4.25%	B5047326062
	-	EPC A-E	70%	5.89%	5.00%	5.89%	4.00%	B5047426062
	-	EPC A-D	75%	6.04%	5.00%	6.04%	4.25%	B5047526062
	-	EPC A-E	70%	5.49%	7.00%	5.49%	4.00%	B5047626062
	-	EPC A-D	75%	5.64%	7.00%	5.64%	4.25%	B5047726062
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%	7.16%	£995	10.25%	4.00%	B2046626062
	-	EPC A-D	75%	7.31%	£995	10.50%	4.25%	B2046726062
	-	EPC A-E	70%	6.44%	2.00%	10.25%	4.00%	B2046826062
	-	EPC A-D	75%	6.59%	2.00%	10.50%	4.25%	B2046926062
	-	EPC A-E	70%	5.44%	4.00%	10.25%	4.00%	B2047026062
	-	EPC A-D	75%	5.59%	4.00%	10.50%	4.25%	B2047126062
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

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-E	70%	6.83%	£995	6.83%	4.00%	B5048426062
	-	EPC A-D	75%	6.98%	£995	6.98%	4.25%	B5048526062
	-	EPC A-E	70%	5.94%	5.00%	5.94%	4.00%	B5048626062
	-	EPC A-D	75%	6.09%	5.00%	6.09%	4.25%	B5048726062
	-	EPC A-E	70%	5.54%	7.00%	5.54%	4.00%	B5048826062
	-	EPC A-D	75%	5.69%	7.00%	5.69%	4.25%	B5048926062
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%	7.21%	£995	10.25%	4.00%	B2047826062
	-	EPC A-D	75%	7.36%	£995	10.50%	4.25%	B2047926062
	-	EPC A-E	70%	6.49%	2.00%	10.25%	4.00%	B2048026062
	-	EPC A-D	75%	6.64%	2.00%	10.50%	4.25%	B2048126062
	-	EPC A-E	70%	5.49%	4.00%	10.25%	4.00%	B2048226062
	-	EPC A-D	75%	5.64%	4.00%	10.50%	4.25%	B2048326062
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-E	70%	6.88%	£995	6.88%	4.55%	B5049626062
	-	EPC A-D	75%	7.03%	£995	7.03%	4.55%	B5049726062
	-	EPC A-E	70%	5.99%	5.00%	5.99%	4.55%	B5049826062
	-	EPC A-D	75%	6.14%	5.00%	6.14%	4.55%	B5049926062
	-	EPC A-E	70%	5.59%	7.00%	5.59%	4.55%	B5050026062
	-	EPC A-D	75%	5.74%	7.00%	5.74%	4.55%	B5050126062
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%	7.26%	£995	10.80%	4.55%	B2049026062
	-	EPC A-D	75%	7.41%	£995	10.80%	4.55%	B2049126062
	-	EPC A-E	70%	6.54%	2.00%	10.80%	4.55%	B2049226062
	-	EPC A-D	75%	6.69%	2.00%	10.80%	4.55%	B2049326062
	-	EPC A-E	70%	5.54%	4.00%	10.80%	4.55%	B2049426062
	-	EPC A-D	75%	5.69%	4.00%	10.80%	4.55%	B2049526062
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

Pepper12 - Buy to Let

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-E	70%	6.93%	£995	6.93%	4.55%	B5050826062
	-	EPC A-D	75%	7.08%	£995	7.08%	4.55%	B5050926062
	-	EPC A-E	70%	6.04%	5.00%	6.04%	4.55%	B5051026062
	-	EPC A-D	75%	6.19%	5.00%	6.19%	4.55%	B5051126062
	-	EPC A-E	70%	5.64%	7.00%	5.64%	4.55%	B5051226062
	-	EPC A-D	75%	5.79%	7.00%	5.79%	4.55%	B5051326062
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%	7.31%	£995	10.80%	4.55%	B2050226062
	-	EPC A-D	75%	7.46%	£995	10.80%	4.55%	B2050326062
	-	EPC A-E	70%	6.59%	2.00%	10.80%	4.55%	B2050426062
	-	EPC A-D	75%	6.74%	2.00%	10.80%	4.55%	B2050526062
	-	EPC A-E	70%	5.59%	4.00%	10.80%	4.55%	B2050626062
	-	EPC A-D	75%	6.74%	4.00%	10.80%	4.55%	B2050726062
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

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%	6.08%	£995	6.08%	4.00%	LH5077626062
	EPC A-D	75%	6.23%	£995	6.23%	4.25%	LH5077726062
	EPC A-E	70%	5.19%	5.00%	5.19%	4.00%	LH5077826062
	EPC A-D	75%	5.34%	5.00%	5.34%	4.25%	LH5077926062
	EPC A-E	70%	4.79%	7.00%	4.79%	4.00%	LH5078026062
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%	6.36%	£995	10.25%	4.00%	LH2077026062
	EPC A-D	75%	6.51%	£995	10.50%	4.25%	LH2077126062
	EPC A-E	70%	5.64%	2.00%	10.25%	4.00%	LH2077226062
	EPC A-D	75%	6.79%	2.00%	10.50%	4.25%	LH2077326062
	EPC A-E	70%	4.64%	4.00%	10.25%	4.00%	LH2077426062
	EPC A-D	75%	5.79%	4.00%	10.50%	4.25%	LH2077526062
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

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%	6.13%	£995	6.13%	4.00%	LH5078726062
	EPC A-D	75%	6.28%	£995	6.28%	4.25%	LH5078826062
	EPC A-E	70%	5.24%	5.00%	5.24%	4.00%	LH5078926062
	EPC A-D	75%	5.39%	5.00%	5.39%	4.25%	LH5079026062
	EPC A-E	70%	4.84%	7.00%	4.84%	4.00%	LH5079126062
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%	6.41%	£995	10.25%	4.00%	LH2078126062
	EPC A-D	75%	6.56%	£995	10.50%	4.25%	LH2078226062
	EPC A-E	70%	5.69%	2.00%	10.25%	4.00%	LH2078326062
	EPC A-D	75%	5.84%	2.00%	10.50%	4.25%	LH2078426062
	EPC A-E	70%	4.69%	4.00%	10.25%	4.00%	LH2078526062
	EPC A-D	75%	4.84%	4.00%	10.50%	4.25%	LH2078626062
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-E	70%	6.28%	£995	6.28%	4.00%	LH5079826062
	EPC A-D	75%	6.43%	£995	6.43%	4.25%	LH5079926062
	EPC A-E	70%	5.39%	5.00%	5.39%	4.00%	LH5080026062
	EPC A-D	75%	5.54%	5.00%	5.54%	4.25%	LH5080126062
	EPC A-E	70%	4.99%	7.00%	4.99%	4.00%	LH5080226062
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%	6.66%	£995	10.25%	4.00%	LH2079226062
	EPC A-D	75%	6.81%	£995	10.50%	4.25%	LH2079326062
	EPC A-E	70%	5.94%	2.00%	10.25%	4.00%	LH2079426062
	EPC A-D	75%	6.09%	2.00%	10.50%	4.25%	LH2079526062
	EPC A-E	70%	4.94%	4.00%	10.25%	4.00%	LH2079626062
	EPC A-D	75%	5.09%	4.00%	10.50%	4.25%	LH2079726062
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

Pepper36 - Buy to Let HMO

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	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%	4.00%	LH5080926062
	EPC A-D	75%	6.48%	£995	6.48%	4.25%	LH5081026062
	EPC A-E	70%	5.44%	5.00%	5.44%	4.00%	LH5081126062
	EPC A-D	75%	5.59%	5.00%	5.59%	4.25%	LH5081226062
	EPC A-E	70%	5.04%	7.00%	5.04%	4.00%	LH5081326062
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%	6.71%	£995	10.25%	4.00%	LH2080326062
	EPC A-D	75%	6.86%	£995	10.50%	4.25%	LH2080426062
	EPC A-E	70%	5.99%	2.00%	10.25%	4.00%	LH2080526062
	EPC A-D	75%	6.14%	2.00%	10.50%	4.25%	LH2080626062
	EPC A-E	70%	4.99%	4.00%	10.25%	4.00%	LH2080726062
	EPC A-D	75%	5.14%	4.00%	10.50%	4.25%	LH2080826062
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-E	70%	6.88%	£995	6.88%	4.00%	LH5082026062
	EPC A-D	75%	7.03%	£995	7.03%	4.25%	LH5082126062
	EPC A-E	70%	5.99%	5.00%	5.99%	4.00%	LH5082226062
	EPC A-D	75%	6.14%	5.00%	6.14%	4.25%	LH5082326062
	EPC A-E	70%	5.59%	7.00%	5.59%	4.00%	LH5082426062
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%	7.26%	£995	10.25%	4.00%	LH2081426062
	EPC A-D	75%	7.41%	£995	10.50%	4.25%	LH2081526062
	EPC A-E	70%	6.54%	2.00%	10.25%	4.00%	LH2081626062
	EPC A-D	75%	6.69%	2.00%	10.50%	4.25%	LH2081726062
	EPC A-E	70%	5.54%	4.00%	10.25%	4.00%	LH2081826062
	EPC A-D	75%	5.69%	4.00%	10.50%	4.25%	LH2081926062
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

Pepper24 - Buy to Let HMO

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	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	6.93%	£995	6.93%	4.00%	LH5083126062
	EPC A-D	75%	7.08%	£995	7.08%	4.25%	LH5083226062
	EPC A-E	70%	6.04%	5.00%	6.04%	4.00%	LH5083326062
	EPC A-D	75%	6.19%	5.00%	6.19%	4.25%	LH5083426062
	EPC A-E	70%	5.64%	7.00%	5.64%	4.00%	LH5083526062
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%	7.31%	£995	10.25%	4.00%	LH2082526062
	EPC A-D	75%	7.46%	£995	10.50%	4.25%	LH2082626062
	EPC A-E	70%	6.59%	2.00%	10.25%	4.00%	LH2082726062
	EPC A-D	75%	6.74%	2.00%	10.50%	4.25%	LH2082826062
	EPC A-E	70%	5.59%	4.00%	10.25%	4.00%	LH2082926062
	EPC A-D	75%	5.74%	4.00%	10.50%	4.25%	LH2083026062
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 - 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%	6.98%	£995	6.98%	4.00%	IH5058626062
	EPC A-D	75%	7.13%	£995	7.13%	4.25%	IH5058726062
	EPC A-E	70%	6.09%	5.00%	6.09%	4.00%	IH5058826062
	EPC A-D	75%	6.24%	5.00%	6.24%	4.25%	IH5058926062
	EPC A-E	70%	5.69%	7.00%	5.69%	4.00%	IH5059026062
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%	7.36%	£995	10.25%	4.00%	IH2058026062
	EPC A-D	75%	7.51%	£995	10.50%	4.25%	IH2058126062
	EPC A-E	70%	6.64%	2.00%	10.25%	4.00%	IH2058226062
	EPC A-D	75%	6.79%	2.00%	10.50%	4.25%	IH2058326062
	EPC A-E	70%	5.64%	4.00%	10.25%	4.00%	IH2058426062
	EPC A-D	75%	5.79%	4.00%	10.50%	4.25%	IH2058526062
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

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%	7.03%	£995	7.03%	4.00%	LH5085326062
	EPC A-D	75%	7.18%	£995	7.18%	4.25%	LH5085426062
	EPC A-E	70%	6.14%	5.00%	6.14%	4.00%	LH5085526062
	EPC A-D	75%	6.29%	5.00%	6.29%	4.25%	LH5085626062
	EPC A-E	70%	5.74%	7.00%	5.74%	4.00%	LH5085726062
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%	7.41%	£995	10.25%	4.00%	LH2084726062
	EPC A-D	75%	7.56%	£995	10.50%	4.25%	LH2084826062
	EPC A-E	70%	6.69%	2.00%	10.25%	4.00%	LH2084926062
	EPC A-D	75%	6.84%	2.00%	10.50%	4.25%	LH2085026062
	EPC A-E	70%	5.69%	4.00%	10.25%	4.00%	LH2085126062
	EPC A-D	75%	5.84%	4.00%	10.50%	4.25%	LH2085226062
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

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%	7.08%	£995	7.08%	4.55%	LH5086426062
	EPC A-D	75%	7.23%	£995	7.23%	4.55%	LH5086526062
	EPC A-E	70%	6.19%	5.00%	6.19%	4.55%	LH5086626062
	EPC A-D	75%	6.34%	5.00%	6.34%	4.55%	LH5086726062
	EPC A-E	70%	5.79%	7.00%	5.79%	4.55%	LH5086826062
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%	7.46%	£995	10.80%	4.55%	LH2085826062
	EPC A-D	75%	7.61%	£995	10.80%	4.55%	LH2085926062
	EPC A-E	70%	6.74%	2.00%	10.80%	4.55%	LH2086026062
	EPC A-D	75%	6.89%	2.00%	10.80%	4.55%	LH2086126062
	EPC A-E	70%	5.74%	4.00%	10.80%	4.55%	LH2086226062
	EPC A-D	75%	5.89%	4.00%	10.80%	4.55%	LH2086326062
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

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	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	7.13%	£995	7.13%	4.55%	LH5087526062
	EPC A-D	75%	7.28%	£995	7.28%	4.55%	LH5087626062
	EPC A-E	70%	6.24%	5.00%	6.24%	4.55%	LH5087726062
	EPC A-D	75%	6.39%	5.00%	6.39%	4.55%	LH5087826062
	EPC A-E	70%	5.84%	7.00%	5.84%	4.55%	LH5087926062
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%	7.51%	£995	10.80%	4.55%	LH2086926062
	EPC A-D	75%	7.66%	£995	10.80%	4.55%	LH2087026062
	EPC A-E	70%	6.79%	2.00%	10.80%	4.55%	LH2087126062
	EPC A-D	75%	5.94%	2.00%	10.80%	4.55%	LH2087226062
	EPC A-E	70%	5.79%	4.00%	10.80%	4.55%	LH2087326062
	EPC A-D	75%	5.94%	4.00%	10.80%	4.55%	LH2087426062
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