



Limited Company 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

Aimed at Professional intermediaries only; not for public distribution. UK Mortgage Lending Ltd (UKMLL) t/a Pepper Money is authorised and regulated by the Financial Conduct Authority (FCA) under registration number 710410 as a provider of regulated mortgages. The FCA does not regulate our Buy to Let mortgages. UKMLL is a member of the Finance and Leasing Association and follows its Lending Code as a provider of second charge regulated mortgages.

Registered Office: 4 Capital Quarter, Tyndall Street, Cardiff, CF10 4BZ. Registered in England and Wales under Company Number 08698121. Calls may be monitored or recorded for training, compliance and evidential purposes.



Highlights of our wide ranging criteria

Company Details • Company must be registered • Account has not been frozen • Company must be active • No current adverse credit history registered against the company • No disqualified directors • All directors must be natural persons • No debentures present • No minimum trading period	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	Portfolio Landlords • Portfolio landlords accepted • See our criteria guide for full details
CCJs • Don't need to be satisfied • No value limit • Can be registered as recently as 12 months ago	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 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%	SIC code must be • 68100 • 68201 • 68209 • 68320 Interest Only • Across the entire range • Max 80% LTV for BTL, and 75% for HMO Borrow more • 125% standard Ltd Co, 140% for Ltd Co HMOs. Calc. on 5 year fixed rates

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	Free Valuation	EPC A-E	70%	5.88%	£995	5.88%	4.00%	L5063926062
	Free Valuation	EPC A-D	75%	6.03%	£995	6.03%	4.25%	L5064026062
	Free Valuation	EPC A-C	80%	6.38%	£995	6.38%	4.50%	L5064126062
	-	EPC A-E	70%	4.99%	5.00%	4.99%	4.00%	L5064226062
	-	EPC A-D	75%	5.14%	5.00%	5.14%	4.25%	L5064326062
	-	EPC A-C	80%	5.29%	5.00%	5.29%	4.50%	L5064426062
	-	EPC A-E	70%	4.59%	7.00%	4.59%	4.00%	L5064526062
	-	EPC A-D	75%	4.74%	7.00%	4.74%	4.25%	L5064626062
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%	L2063026062
	Free Valuation	EPC A-D	75%	6.31%	£995	10.50%	4.25%	L2063126062
	Free Valuation	EPC A-C	80%	6.66%	£995	10.75%	4.50%	L2063226062
	-	EPC A-E	70%	5.44%	2.00%	10.25%	4.00%	L2063326062
	-	EPC A-D	75%	5.59%	2.00%	10.50%	4.25%	L2063426062
	-	EPC A-C	80%	5.94%	2.00%	10.75%	4.50%	L2063526062
	-	EPC A-E	70%	4.44%	4.00%	10.25%	4.00%	L2063626062
	-	EPC A-D	75%	4.59%	4.00%	10.50%	4.25%	L2063726062
	-	EPC A-C	80%	4.94%	4.00%	10.75%	4.50%	L2063826062
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

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%	L5065626062
	Free Valuation	EPC A-D	75%	6.08%	£995	6.08%	4.25%	L5065726062
	Free Valuation	EPC A-C	80%	6.43%	£995	6.43%	4.50%	L5065826062
	-	EPC A-E	70%	5.04%	5.00%	5.04%	4.00%	L5065926062
	-	EPC A-D	75%	5.19%	5.00%	5.19%	4.25%	L5066026062
	-	EPC A-C	80%	5.54%	5.00%	5.54%	4.50%	L5066126062
	-	EPC A-E	70%	4.64%	7.00%	4.64%	4.00%	L5066226062
	-	EPC A-D	75%	4.79%	7.00%	4.79%	4.25%	L5066326062
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%	L2064726062
	Free Valuation	EPC A-D	75%	6.36%	£995	10.50%	4.25%	L2064826062
	Free Valuation	EPC A-C	80%	6.71%	£995	10.75%	4.50%	L2064926062
	-	EPC A-E	70%	5.49%	2.00%	10.25%	4.00%	L2065026062
	-	EPC A-D	75%	5.64%	2.00%	10.50%	4.25%	L2065126062
	-	EPC A-C	80%	5.99%	2.00%	10.75%	4.50%	L2065226062
	-	EPC A-E	70%	4.49%	4.00%	10.25%	4.00%	L2065326062
	-	EPC A-D	75%	4.64%	4.00%	10.50%	4.25%	L2065426062
	-	EPC A-C	80%	4.99%	4.00%	10.75%	4.50%	L2065526062
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	Free Valuation	EPC A-E	70%	6.11%	£995	6.11%	4.00%	L5067326062
	Free Valuation	EPC A-D	75%	6.23%	£995	6.23%	4.25%	L5067426062
	Free Valuation	EPC A-C	80%	6.53%	£995	6.53%	4.50%	L5067526062
	-	EPC A-E	70%	5.19%	5.00%	5.19%	4.00%	L5067626062
	-	EPC A-D	75%	5.34%	5.00%	5.34%	4.25%	L5067726062
	-	EPC A-C	80%	5.64%	5.00%	5.64%	4.50%	L5067826062
	-	EPC A-E	70%	4.79%	7.00%	4.79%	4.00%	L5067926062
	-	EPC A-D	75%	4.94%	7.00%	4.94%	4.25%	L5068026062
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%	L2066426062
	Free Valuation	EPC A-D	75%	6.61%	£995	10.50%	4.25%	L2066526062
	Free Valuation	EPC A-C	80%	6.91%	£995	10.75%	4.50%	L2066626062
	-	EPC A-E	70%	5.74%	2.00%	10.25%	4.00%	L2066726062
	-	EPC A-D	75%	5.89%	2.00%	10.50%	4.25%	L2066826062
	-	EPC A-C	80%	6.19%	2.00%	10.75%	4.50%	L2066926062
	-	EPC A-E	70%	4.74%	4.00%	10.25%	4.00%	L2067026062
	-	EPC A-D	75%	4.89%	4.00%	10.50%	4.25%	L2067126062
	-	EPC A-C	80%	5.19%	4.00%	10.75%	4.50%	L2067226062
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	Free Valuation	EPC A-E	70%	6.13%	£995	6.13%	4.00%	L5069026062
	Free Valuation	EPC A-D	75%	6.28%	£995	6.28%	4.25%	L5069126062
	Free Valuation	EPC A-C	80%	6.58%	£995	6.58%	4.50%	L5069226062
	-	EPC A-E	70%	5.24%	5.00%	5.24%	4.00%	L5069326062
	-	EPC A-D	75%	5.39%	5.00%	5.39%	4.25%	L5069426062
	-	EPC A-C	80%	5.69%	5.00%	5.69%	4.50%	L5069526062
	-	EPC A-E	70%	4.84%	7.00%	4.84%	4.00%	L5069626062
	-	EPC A-D	75%	4.99%	7.00%	4.99%	4.25%	L5069726062
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%	L2068126062
	Free Valuation	EPC A-D	75%	6.66%	£995	10.50%	4.25%	L2068226062
	Free Valuation	EPC A-C	80%	6.96%	£995	10.75%	4.50%	L2068326062
	-	EPC A-E	70%	5.79%	2.00%	10.25%	4.00%	L2068426062
	-	EPC A-D	75%	5.94%	2.00%	10.50%	4.25%	L2068526062
	-	EPC A-C	80%	6.24%	2.00%	10.75%	4.50%	L2068626062
	-	EPC A-E	70%	4.79%	4.00%	10.25%	4.00%	L2068726062
	-	EPC A-D	75%	4.94%	4.00%	10.50%	4.25%	L2068826062
	-	EPC A-C	80%	5.24%	4.00%	10.75%	4.50%	L2068926062
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%	6.68%	£995	6.68%	4.00%	L5070426062
	-	EPC A-D	75%	6.83%	£995	6.83%	4.25%	L5070526062
	-	EPC A-E	70%	5.79%	5.00%	5.79%	4.00%	L5070626062
	-	EPC A-D	75%	5.94%	5.00%	5.94%	4.25%	L5070726062
	-	EPC A-E	70%	5.39%	7.00%	5.39%	4.00%	L5070826062
	-	EPC A-D	75%	5.54%	7.00%	5.54%	4.25%	L5070926062
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%	L2069826062
	-	EPC A-D	75%	7.21%	£995	10.50%	4.25%	L2069926062
	-	EPC A-E	70%	6.34%	2.00%	10.25%	4.00%	L2070026062
	-	EPC A-D	75%	6.49%	2.00%	10.50%	4.25%	L2070126062
	-	EPC A-E	70%	5.34%	4.00%	10.25%	4.00%	L2070226062
	-	EPC A-D	75%	5.49%	4.00%	10.50%	4.25%	L2070326062
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%	6.73%	£995	6.73%	4.00%	L5071626062
	-	EPC A-D	75%	6.88%	£995	6.88%	4.25%	L5071726062
	-	EPC A-E	70%	5.84%	5.00%	5.84%	4.00%	L5071826062
	-	EPC A-D	75%	5.99%	5.00%	5.99%	4.25%	L5071926062
	-	EPC A-E	70%	5.44%	7.00%	5.44%	4.00%	L5072026062
	-	EPC A-D	75%	5.59%	7.00%	5.59%	4.25%	L5072126062
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%	L2071026062
	-	EPC A-D	75%	7.26%	£995	10.50%	4.25%	L2071126062
	-	EPC A-E	70%	6.39%	2.00%	10.25%	4.00%	L2071226062
	-	EPC A-D	75%	6.54%	2.00%	10.50%	4.25%	L2071326062
	-	EPC A-E	70%	5.39%	4.00%	10.25%	4.00%	L2071426062
	-	EPC A-D	75%	5.54%	4.00%	10.50%	4.25%	L2071526062
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%	6.78%	£995	6.78%	4.00%	L5072826062
	-	EPC A-D	75%	6.93%	£995	6.93%	4.25%	L5072926062
	-	EPC A-E	70%	5.89%	5.00%	5.89%	4.00%	L5073026062
	-	EPC A-D	75%	6.04%	5.00%	6.04%	4.25%	L5073126062
	-	EPC A-E	70%	5.49%	7.00%	5.49%	4.00%	L5073226062
	-	EPC A-D	75%	5.64%	7.00%	5.64%	4.25%	L5073326062
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%	L2072226062
	-	EPC A-D	75%	7.31%	£995	10.50%	4.25%	L2072326062
	-	EPC A-E	70%	6.44%	2.00%	10.25%	4.00%	L2072426062
	-	EPC A-D	75%	6.59%	2.00%	10.50%	4.25%	L2072526062
	-	EPC A-E	70%	5.44%	4.00%	10.25%	4.00%	L2072626062
	-	EPC A-D	75%	5.59%	4.00%	10.50%	4.25%	L2072726062
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%	6.83%	£995	6.83%	4.00%	L5074026062
	-	EPC A-D	75%	6.98%	£995	6.98%	4.25%	L5074126062
	-	EPC A-E	70%	5.94%	5.00%	5.94%	4.00%	L5074226062
	-	EPC A-D	75%	6.09%	5.00%	6.09%	4.25%	L5074326062
	-	EPC A-E	70%	5.54%	7.00%	5.54%	4.00%	L5074426062
	-	EPC A-D	75%	5.69%	7.00%	5.69%	4.25%	L5074526062
ERC:	4%,4%,3%,3%,2%							

Correct as of 15th 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%	7.21%	£995	10.25%	4.00%	L2073426062
	-	EPC A-D	75%	7.36%	£995	10.50%	4.25%	L2073526062
	-	EPC A-E	70%	6.49%	2.00%	10.25%	4.00%	L2073626062
	-	EPC A-D	75%	6.64%	2.00%	10.50%	4.25%	L2073726062
	-	EPC A-E	70%	5.49%	4.00%	10.25%	4.00%	L2073826062
	-	EPC A-D	75%	5.64%	4.00%	10.50%	4.25%	L2073926062
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%	6.88%	£995	6.88%	4.55%	L5075226062
	-	EPC A-D	75%	7.03%	£995	7.03%	4.55%	L5075326062
	-	EPC A-E	70%	5.99%	5.00%	5.99%	4.55%	L5075426062
	-	EPC A-D	75%	6.14%	5.00%	6.14%	4.55%	L5075526062
	-	EPC A-E	70%	5.59%	7.00%	5.59%	4.55%	L5075626062
	-	EPC A-D	75%	5.74%	7.00%	5.74%	4.55%	L5075726062
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%	L2074626062
	-	EPC A-D	75%	7.41%	£995	10.80%	4.55%	L2074726062
	-	EPC A-E	70%	6.54%	2.00%	10.80%	4.55%	L2074826062
	-	EPC A-D	75%	6.69%	2.00%	10.80%	4.55%	L2074926062
	-	EPC A-E	70%	5.54%	4.00%	10.80%	4.55%	L2075026062
	-	EPC A-D	75%	5.69%	4.00%	10.80%	4.55%	L2075126062
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%	6.93%	£995	6.93%	4.55%	L5076426062
	-	EPC A-D	75%	7.08%	£995	7.08%	4.55%	L5076526062
	-	EPC A-E	70%	6.04%	5.00%	6.04%	4.55%	L5076626062
	-	EPC A-D	75%	6.19%	5.00%	6.19%	4.55%	L5076726062
	-	EPC A-E	70%	5.64%	7.00%	5.64%	4.55%	L5076826062
	-	EPC A-D	75%	5.79%	7.00%	5.79%	4.55%	L5076926062
ERC:	4%,4%,3%,3%,2%							

Correct as of 15th 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%	7.31%	£995	10.80%	4.55%	L2075826062
	-	EPC A-D	75%	7.46%	£995	10.80%	4.55%	L2075926062
	-	EPC A-E	70%	6.59%	2.00%	10.80%	4.55%	L2076026062
	-	EPC A-D	75%	6.74%	2.00%	10.80%	4.55%	L2076126062
	-	EPC A-E	70%	5.59%	4.00%	10.80%	4.55%	L2076226062
	-	EPC A-D	75%	6.74%	4.00%	10.80%	4.55%	L2076326062
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%	6.08%	£995	6.08%	4.00%	IH5052026062
	EPC A-D	75%	6.23%	£995	6.23%	4.25%	IH5052126062
	EPC A-E	70%	5.19%	5.00%	5.19%	4.00%	IH5052226062
	EPC A-D	75%	5.34%	5.00%	5.34%	4.25%	IH5052326062
	EPC A-E	70%	4.79%	7.00%	4.79%	4.00%	IH5052426062
ERC:	4%,4%,3%,3%,2%						

Correct as of 15th January 2026

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%	IH2051426062
	EPC A-D	75%	6.51%	£995	10.50%	4.25%	IH2051526062
	EPC A-E	70%	5.64%	2.00%	10.25%	4.00%	IH2051626062
	EPC A-D	75%	6.79%	2.00%	10.50%	4.25%	IH2051726062
	EPC A-E	70%	4.64%	4.00%	10.25%	4.00%	IH2051826062
	EPC A-D	75%	5.79%	4.00%	10.50%	4.25%	IH2051926062
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
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 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%	IH5053126062
	EPC A-D	75%	6.28%	£995	6.28%	4.25%	IH5053226062
	EPC A-E	70%	5.24%	5.00%	5.24%	4.00%	IH5053326062
	EPC A-D	75%	5.39%	5.00%	5.39%	4.25%	IH5053426062
	EPC A-E	70%	4.84%	7.00%	4.84%	4.00%	IH5053526062
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%	IH2052526062
	EPC A-D	75%	6.56%	£995	10.50%	4.25%	IH2052626062
	EPC A-E	70%	5.69%	2.00%	10.25%	4.00%	IH2052726062
	EPC A-D	75%	5.84%	2.00%	10.50%	4.25%	IH2052826062
	EPC A-E	70%	4.69%	4.00%	10.25%	4.00%	IH2052926062
	EPC A-D	75%	4.84%	4.00%	10.50%	4.25%	IH2053026062
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%	6.28%	£995	6.28%	4.00%	IH5054226062
	EPC A-D	75%	6.43%	£995	6.43%	4.25%	IH5054326062
	EPC A-E	70%	5.39%	5.00%	5.39%	4.00%	IH5054426062
	EPC A-D	75%	5.54%	5.00%	5.54%	4.25%	IH5054526062
	EPC A-E	70%	4.99%	7.00%	4.99%	4.00%	IH5054626062
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%	IH2053626062
	EPC A-D	75%	6.81%	£995	10.50%	4.25%	IH2053726062
	EPC A-E	70%	5.94%	2.00%	10.25%	4.00%	IH2053826062
	EPC A-D	75%	6.09%	2.00%	10.50%	4.25%	IH2053926062
	EPC A-E	70%	4.94%	4.00%	10.25%	4.00%	IH2054026062
	EPC A-D	75%	5.09%	4.00%	10.50%	4.25%	IH2054126062
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%	6.33%	£995	6.33%	4.00%	IH5055326062
	EPC A-D	75%	6.48%	£995	6.48%	4.25%	IH5055426062
	EPC A-E	70%	5.44%	5.00%	5.44%	4.00%	IH5055526062
	EPC A-D	75%	5.59%	5.00%	5.59%	4.25%	IH5055626062
	EPC A-E	70%	5.04%	7.00%	5.04%	4.00%	IH5055726062
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%	IH2054726062
	EPC A-D	75%	6.86%	£995	10.50%	4.25%	IH2054826062
	EPC A-E	70%	5.99%	2.00%	10.25%	4.00%	IH2054926062
	EPC A-D	75%	6.14%	2.00%	10.50%	4.25%	IH2055026062
	EPC A-E	70%	4.99%	4.00%	10.25%	4.00%	IH2055126062
	EPC A-D	75%	5.14%	4.00%	10.50%	4.25%	IH2055226062
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%	6.88%	£995	6.88%	4.00%	IH5056426062
	EPC A-D	75%	7.03%	£995	7.03%	4.25%	IH5056526062
	EPC A-E	70%	5.99%	5.00%	5.99%	4.00%	IH5056626062
	EPC A-D	75%	6.14%	5.00%	6.14%	4.25%	IH5056726062
	EPC A-E	70%	5.59%	7.00%	5.59%	4.00%	IH5056826062
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%	IH2055826062
	EPC A-D	75%	7.41%	£995	10.50%	4.25%	IH2055926062
	EPC A-E	70%	6.54%	2.00%	10.25%	4.00%	IH2056026062
	EPC A-D	75%	6.69%	2.00%	10.50%	4.25%	IH2056126062
	EPC A-E	70%	5.54%	4.00%	10.25%	4.00%	IH2056226062
	EPC A-D	75%	5.69%	4.00%	10.50%	4.25%	IH2056326062
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
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	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%	IH5057526062
	EPC A-D	75%	7.08%	£995	7.08%	4.25%	IH5057626062
	EPC A-E	70%	6.04%	5.00%	6.04%	4.00%	IH5057726062
	EPC A-D	75%	6.19%	5.00%	6.19%	4.25%	IH5057826062
	EPC A-E	70%	5.64%	7.00%	5.64%	4.00%	IH5057926062
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%	IH2056926062
	EPC A-D	75%	7.46%	£995	10.50%	4.25%	IH2057026062
	EPC A-E	70%	6.59%	2.00%	10.25%	4.00%	IH2057126062
	EPC A-D	75%	6.74%	2.00%	10.50%	4.25%	IH2057226062
	EPC A-E	70%	5.59%	4.00%	10.25%	4.00%	IH2057326062
	EPC A-D	75%	5.74%	4.00%	10.50%	4.25%	IH2057426062
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%	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 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
Repossessions:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.

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

Correct as of 15th January 2026

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	7.03%	£995	7.03%	4.00%	IH5059726062
	EPC A-D	75%	7.18%	£995	7.18%	4.25%	IH5059826062
	EPC A-E	70%	6.14%	5.00%	6.14%	4.00%	IH5059926062
	EPC A-D	75%	6.29%	5.00%	6.29%	4.25%	IH5060026062
	EPC A-E	70%	5.74%	7.00%	5.74%	4.00%	IH5060126062
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%	IH2059126062
	EPC A-D	75%	7.56%	£995	10.50%	4.25%	IH2059226062
	EPC A-E	70%	6.69%	2.00%	10.25%	4.00%	IH2059326062
	EPC A-D	75%	6.84%	2.00%	10.50%	4.25%	IH2059426062
	EPC A-E	70%	5.69%	4.00%	10.25%	4.00%	IH2059526062
	EPC A-D	75%	5.84%	4.00%	10.50%	4.25%	IH2059626062
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%	7.08%	£995	7.08%	4.55%	IH5060826062
	EPC A-D	75%	7.23%	£995	7.23%	4.55%	IH5060926062
	EPC A-E	70%	6.19%	5.00%	6.19%	4.55%	IH5061026062
	EPC A-D	75%	6.34%	5.00%	6.34%	4.55%	IH5061126062
	EPC A-E	70%	5.79%	7.00%	5.79%	4.55%	IH5061226062
ERC:	4%,4%,3%,3%,2%						

Correct as of 15th January 2026

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%	IH2060226062
	EPC A-D	75%	7.61%	£995	10.80%	4.55%	IH2060326062
	EPC A-E	70%	6.74%	2.00%	10.80%	4.55%	IH2060426062
	EPC A-D	75%	6.89%	2.00%	10.80%	4.55%	IH2060526062
	EPC A-E	70%	5.74%	4.00%	10.80%	4.55%	IH2060626062
	EPC A-D	75%	5.89%	4.00%	10.80%	4.55%	IH2060726062
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%	7.13%	£995	7.13%	4.55%	IH5061926062
	EPC A-D	75%	7.28%	£995	7.28%	4.55%	IH5062026062
	EPC A-E	70%	6.24%	5.00%	6.24%	4.55%	IH5062126062
	EPC A-D	75%	6.39%	5.00%	6.39%	4.55%	IH5062226062
	EPC A-E	70%	5.84%	7.00%	5.84%	4.55%	IH5062326062
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%	IH2061326062
	EPC A-D	75%	7.66%	£995	10.80%	4.55%	IH2061426062
	EPC A-E	70%	6.79%	2.00%	10.80%	4.55%	IH2061526062
	EPC A-D	75%	5.94%	2.00%	10.80%	4.55%	IH2061626062
	EPC A-E	70%	5.79%	4.00%	10.80%	4.55%	IH2061726062
	EPC A-D	75%	5.94%	4.00%	10.80%	4.55%	IH2061826062
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: - 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
Maximum Applicants	4		For BTL HMO: The maximum loan size is £1 million within the following LTV limits: Up to £500,000 available to 75% LTV
Employed	Minimum of 3 months in current job with 6 months' continuous employment and not in probation.	Repayment	
		Repayment	Capital & Interest; Interest Only
Self-Employed	Must have been in their current business for a minimum of 12 months	Property Value	
		Minimum	For Buy to Let: £70,000. For BTL HMO: £100,000.
		Term	
		Minimum	5 years and 1 month
		Maximum	35 years