



# Help to Buy Residential Product Guide

**February 2025**

- **Broad range & better service**
- **Rates starting at 6.04% & dedicated Case Owner from application to offer**
- **Now available for remortgages**
- **Manual underwriting by a team of skilled decision makers**

Call **0333 370 1101** or visit **[www.pepper.money](http://www.pepper.money)** to discover more.

**Version 5.4**

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# Highlights of our wide ranging criteria

## 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

## Minimum Income £18k

- Can be the combined income of both applicants
- Must be earned income
- 100% of secondary income accepted

## CCJs

- Don't need to be satisfied
- No value limit
- Can be registered as recently as 24 months ago

## Defaults

- Don't need to be satisfied
- No value limit
- Can be registered as recently as 24 months ago

## Self-Employed

- Across the entire range
- Minimum of 1 year's trading
- Net profit for Sole Traders
- Salary and dividends for Company Directors
- Net profit accepted for Company Directors who own a majority share.
- Additional remuneration add back allowed where applicants own 100% of the Company
- Latest year's figures used for affordability

## Day Rate Contractors

- Income assessed based on daily rate whether self-employed, limited Company or umbrella Company
- Minimum 12 months history and 3 months' bank statements
- Average or current day rate to be minimum of £200 per day

## First Time Buyers

- 100% cash gifted deposit acceptable with proof of 12 months rental history or household upkeep
- The property must be the applicant's main residence.
- Applicants cannot have a personal interest in any other property including BTL, second or holiday homes.

## Strong Approach to Affordability

- 100% of shift allowance, bonus
- Flexibility around non-court ordered maintenance and many regular benefits e.g. Working Family Tax Credit, Child Benefit, Universal Credit, Disability Living Allowance etc.
- 5 year fixed rates calculated at pay rate

## Purchase Deadline

- "The "Help to Buy: Equity Loan" scheme (England) is now closed to purchases.
- You can continue to purchase a property in Wales through the Help to Buy Wales scheme. The Welsh Government have extended the scheme from 1st April 2023 until 31st March 2025.
- Full details can be found here: [www.gov.wales/help-buy-wales](http://www.gov.wales/help-buy-wales)

# Pepper48 - Help to Buy

LMR = 5.30%

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

Correct as of 14<sup>th</sup> March 2025

Term	LTV	Initial Rate	Comp Fee	Reversion Rates (LMR +)	Product Code
5 Years	75%	6.04%	£0	3.90%	H50058
ERC:	4%,4%,3%,3%,2%				

## Pepper48 Help to Buy - Credit Criteria

Application fee = £150

Credit Criteria	
CCJs:	0 registered in 48 months
Default:	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

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**Pepper36 - Help to Buy**

**LMR = 5.30%**

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

Correct as of **14<sup>th</sup> March 2025**

Term	LTV	Initial Rate	Comp Fee	Reversion Rates (LMR +)	Product Code
5 Years	75%	6.34%	£0	3.90%	H50059
<b>ERC:</b>	4%,4%,3%,3%,2%				

**Pepper36 Help to Buy - Credit Criteria**

Application fee = £150

Credit Criteria	
<b>CCJs:</b>	0 registered in 36 months
<b>Default:</b>	0 registered in 36 months
<b>CCJ/Default Value:</b>	No limit
<b>Secured Missed Payments:</b>	0 in 36 months (No arrears balance in last 6 months)
<b>Bankruptcy/IVA:</b>	Discharged > 6 years ago
<b>Repossession:</b>	None in last 6 years
<b>Debt Management Plan:</b>	Considered if satisfied over 12 months ago

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**Pepper24 - Help to Buy**

**LMR = 5.30%**

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

Correct as of **14<sup>th</sup> March 2025**

Term	LTV	Initial Rate	Comp Fee	Reversion Rates (LMR +)	Product Code
5 Years	75%	6.54%	£0	3.90%	H50060
<b>ERC:</b>	4%,4%,3%,3%,2%				

**Pepper24 Help to Buy - Credit Criteria**

Application fee = £150

Credit Criteria	
<b>CCJs:</b>	0 registered in 24 months
<b>Default:</b>	0 registered in 24 months
<b>CCJ/Default Value:</b>	No limit
<b>Secured Missed Payments:</b>	0 in 24 months (No arrears balance in last 6 months)
<b>Bankruptcy/IVA:</b>	Discharged > 6 years ago
<b>Repossession:</b>	None in last 6 years
<b>Debt Management Plan:</b>	Considered if satisfied over 12 months ago

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Key Criteria

Applicants		Loan Size	
<b>Minimum Age</b>	21 years	<b>Minimum</b>	£25,001
<b>Maximum Age</b>	80 years at end of term. The term cannot extend beyond applicants stated retirement age. Maximum allowable stated retirement age of 75	<b>Maximum</b>	Up to 500,000 available to 75% LTV
<b>Maximum Applicants</b>	2	<b>Repayment</b>	
<b>Employed</b>	Minimum of 3 months in current job with 6 months' continuous employment and not in probation. Evidence of employment history is required to cover last 6 months	<b>Capital &amp; Interest</b>	
		<b>Property Value</b>	
<b>Self-Employed</b>	Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts	<b>Minimum</b>	£70,000
		<b>Term</b>	
		<b>Minimum</b>	5 years and 1 month
		<b>Maximum</b>	35 years