



# Limited Company Buy to Let Product Guide

August 2025

- **Broad range & better service**
- **Rates starting at 4.99% & dedicated Case Owner from application to offer**
- **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 1.3

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.

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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>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>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>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>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>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>
	<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 – C accepted to 75% LTV</li></ul>	

Suitable for customers that haven't had a Default in the last 48 months and who have never had a CCJ

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

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	4.99%	5%	4.99%	4.00%	L50884
	EPC A-E	70%	5.79%	** £1,995 / £2,995	5.79%	4.00%	L50881
	EPC A-E	70%	5.89%	£995	5.89%	4.00%	L50887
	EPC A-D	75%	5.14%	5%	5.14%	4.25%	L50885
	EPC A-D	75%	5.94%	** £1,995 / £2,995	5.94%	4.25%	L50882
	EPC A-D	75%	6.04%	£995	6.04%	4.25%	L50888
	EPC A-C	80%	5.39%	5%	5.39%	4.50%	L50886
	EPC A-C	80%	6.19%	** £1,995 / £2,995	6.19%	4.50%	L50883
	EPC A-C	80%	6.29%	£995	6.29%	4.50%	L50889
	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%	5.69%	2%	8.65%	4.00%	L20174
	EPC A-E	70%	5.93%	£995	8.65%	4.00%	L20177
	EPC A-D	75%	5.84%	2%	8.90%	4.25%	L20175
	EPC A-D	75%	6.08%	£995	8.90%	4.25%	L20178
	EPC A-C	80%	6.09%	2%	9.15%	4.50%	L20176
	EPC A-C	80%	6.33%	£995	9.15%	4.50%	L20179
	ERC: 3%,2%						

Application fee = £150

\*\*Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

All single dwelling 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 14<sup>th</sup> August 2025

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.04%	5%	5.04%	4.00%	L50893
	EPC A-E	70%	5.84%	** £1,995 / £2,995	5.84%	4.00%	L50890
	EPC A-E	70%	5.94%	£995	5.94%	4.00%	L50896
	EPC A-D	75%	5.19%	5%	5.19%	4.25%	L50894
	EPC A-D	75%	5.99%	** £1,995 / £2,995	5.99%	4.25%	L50891
	EPC A-D	75%	6.09%	£995	6.09%	4.25%	L50897
	EPC A-C	80%	5.44%	5%	5.44%	4.50%	L50895
	EPC A-C	80%	6.24%	** £1,995 / £2,995	6.24%	4.50%	L50892
	EPC A-C	80%	6.34%	£995	6.34%	4.50%	L50898
	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%	5.74%	2%	8.65%	4.00%	L20180
	EPC A-E	70%	5.98%	£995	8.65%	4.00%	L20183
	EPC A-D	75%	5.89%	2%	8.90%	4.25%	L20181
	EPC A-D	75%	6.13%	£995	8.90%	4.25%	L20184
	EPC A-C	80%	6.14%	2%	9.15%	4.50%	L20182
	EPC A-C	80%	6.38%	£995	9.15%	4.50%	L20185
	ERC: 3%,2%						

Application fee = £150

\*\*Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

All single dwelling 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

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

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.09%	5%	5.09%	4.00%	L50902
	EPC A-E	70%	5.89%	** £1,995 / £2,995	5.89%	4.00%	L50899
	EPC A-E	70%	5.99%	£995	5.99%	4.00%	L50905
	EPC A-D	75%	5.24%	5%	5.24%	4.25%	L50903
	EPC A-D	75%	6.04%	** £1,995 / £2,995	6.04%	4.25%	L50900
	EPC A-D	75%	6.14%	£995	6.14%	4.25%	L50906
	EPC A-C	80%	5.49%	5%	5.49%	4.50%	L50904
	EPC A-C	80%	6.29%	** £1,995 / £2,995	6.29%	4.50%	L50901
	EPC A-C	80%	6.39%	£995	6.39%	4.50%	L50907
	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%	5.79%	2%	8.65%	4.00%	L20189
	EPC A-E	70%	6.03%	£995	8.65%	4.00%	L20186
	EPC A-D	75%	5.94%	2%	8.90%	4.25%	L20190
	EPC A-D	75%	6.18%	£995	8.90%	4.25%	L20187
	EPC A-C	80%	6.19%	2%	9.15%	4.50%	L20191
	EPC A-C	80%	6.43%	£995	9.15%	4.50%	L20188
	ERC: 3%,2%						

Application fee = £150

\*\*Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

All single dwelling 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
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 36 months

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

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.14%	5%	5.14%	4.00%	L50911
	EPC A-E	70%	5.94%	** £1,995 / £2,995	5.94%	4.00%	L50908
	EPC A-E	70%	6.04%	£995	6.04%	4.00%	L50914
	EPC A-D	75%	5.29%	5%	5.29%	4.25%	L50912
	EPC A-D	75%	6.09%	** £1,995 / £2,995	6.09%	4.25%	L50909
	EPC A-D	75%	6.19%	£995	6.19%	4.25%	L50915
	EPC A-C	80%	5.54%	5%	5.54%	4.50%	L50913
	EPC A-C	80%	6.34%	** £1,995 / £2,995	6.34%	4.50%	L50910
	EPC A-C	80%	6.44%	£995	6.44%	4.50%	L50916
	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%	5.84%	2%	8.65%	4.00%	L20192
	EPC A-E	70%	6.08%	£995	8.65%	4.00%	L20195
	EPC A-D	75%	5.99%	2%	8.90%	4.25%	L20193
	EPC A-D	75%	6.23%	£995	8.90%	4.25%	L20196
	EPC A-C	80%	6.24%	2%	9.15%	4.50%	L20194
	EPC A-C	80%	6.48%	£995	9.15%	4.50%	L20197
	ERC: 3%,2%						

Application fee = £150

\*\*Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

All single dwelling 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
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.

Pepper24 Light - Limited Company Buy to Let

LMR = 4.65%

Suitable for customers that haven't had a Default in the last 24 months and who have never had a CCJ

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

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.19%	5%	5.19%	4.00%	L50919
	EPC A-E	70%	5.99%	** £1,995 / £2,995	5.99%	4.00%	L50917
	EPC A-E	70%	6.09%	£995	6.09%	4.00%	L50921
	EPC A-D	75%	5.34%	5%	5.34%	4.25%	L50920
	EPC A-D	75%	6.14%	** £1,995 / £2,995	6.14%	4.25%	L50918
	EPC A-D	75%	6.24%	£995	6.24%	4.25%	L50922
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%	5.89%	2%	8.65%	4.00%	L20198
	EPC A-E	70%	6.13%	£995	8.65%	4.00%	L20200
	EPC A-D	75%	6.04%	2%	8.90%	4.25%	L20199
	EPC A-D	75%	6.28%	£995	8.90%	4.25%	L20201
ERC:	3%,2%						

Application fee = £150

\*\*Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

All single dwelling 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

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

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.24%	5%	5.24%	4.00%	L50925
	EPC A-E	70%	6.04%	** £1,995 / £2,995	6.04%	4.00%	L50923
	EPC A-E	70%	6.14%	£995	6.14%	4.00%	L50927
	EPC A-D	75%	5.39%	5%	5.39%	4.25%	L50926
	EPC A-D	75%	6.19%	** £1,995 / £2,995	6.19%	4.25%	L50924
	EPC A-D	75%	6.29%	£995	6.29%	4.25%	L50928
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%	5.94%	2%	8.65%	4.00%	L20202
	EPC A-E	70%	6.18%	£995	8.65%	4.00%	L20204
	EPC A-D	75%	6.09%	2%	8.90%	4.25%	L20203
	EPC A-D	75%	6.33%	£995	8.90%	4.25%	L20205
ERC:	3%,2%						

Application fee = £150

\*\*Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

All single dwelling 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

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

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.29%	5%	5.29%	4.25%	L50929
	EPC A-E	70%	6.09%	** £1,995 / £2,995	6.09%	4.25%	L50933
	EPC A-E	70%	6.19%	£995	6.19%	4.25%	L50931
	EPC A-D	75%	5.44%	5%	5.44%	4.50%	L50930
	EPC A-D	75%	6.24%	** £1,995 / £2,995	6.24%	4.50%	L50934
	EPC A-D	75%	6.34%	£995	6.34%	4.50%	L50932
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%	5.99%	2%	8.90%	4.25%	L20206
	EPC A-E	70%	6.23%	£995	8.90%	4.25%	L20208
	EPC A-D	75%	6.14%	2%	9.15%	4.50%	L20207
	EPC A-D	75%	6.38%	£995	9.15%	4.50%	L20209
ERC:	3%,2%						

Application fee = £150

\*\*Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

All single dwelling 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.

Pepper18 - Limited Company Buy to Let

LMR = 4.65%

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

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

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.34%	5%	5.34%	4.25%	L50935
	EPC A-E	70%	6.14%	** £1,995 / £2,995	6.14%	4.25%	L50939
	EPC A-E	70%	6.24%	£995	6.24%	4.25%	L50937
	EPC A-D	75%	5.49%	5%	5.49%	4.50%	L50936
	EPC A-D	75%	6.29%	** £1,995 / £2,995	6.29%	4.50%	L50940
	EPC A-D	75%	6.39%	£995	6.39%	4.50%	L50938
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%	6.04%	2%	8.90%	4.25%	L20210
	EPC A-E	70%	6.28%	£995	8.90%	4.25%	L20212
	EPC A-D	75%	6.19%	2%	9.15%	4.50%	L20211
	EPC A-D	75%	6.43%	£995	9.15%	4.50%	L20213
ERC:	3%,2%						

Application fee = £150

\*\*Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

All single dwelling 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

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

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.39%	5%	5.39%	4.55%	L50941
	EPC A-E	70%	6.19%	** £1,995 / £2,995	6.19%	4.55%	L50945
	EPC A-E	70%	6.29%	£995	6.29%	4.55%	L50943
	EPC A-D	75%	5.54%	5%	5.54%	4.80%	L50942
	EPC A-D	75%	6.34%	** £1,995 / £2,995	6.34%	4.80%	L50946
	EPC A-D	75%	6.44%	£995	6.44%	4.80%	L50944
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%	6.09%	2%	9.20%	4.55%	L20216
	EPC A-E	70%	6.33%	£995	9.20%	4.55%	L20214
	EPC A-D	75%	6.24%	2%	9.45%	4.80%	L20217
	EPC A-D	75%	6.48%	£995	9.45%	4.80%	L20215
ERC:	3%,2%						

Application fee = £150

\*\*Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

All single dwelling 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.

Pepper12 - Limited Company Buy to Let

LMR = 4.65%

Suitable for customers that haven't had a CCJ or Default in the last 12 months

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

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-E	70%	5.44%	5%	5.44%	4.55%	L50947
	EPC A-E	70%	6.24%	** £1,995 / £2,995	6.24%	4.55%	L50951
	EPC A-E	70%	6.34%	£995	6.34%	4.55%	L50949
	EPC A-D	75%	5.59%	5%	5.59%	4.80%	L50948
	EPC A-D	75%	6.39%	** £1,995 / £2,995	6.39%	4.80%	L50952
	EPC A-D	75%	6.49%	£995	6.49%	4.80%	L50950
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%	6.14%	2%	9.20%	4.55%	L20220
	EPC A-E	70%	6.38%	£995	9.20%	4.55%	L20218
	EPC A-D	75%	6.29%	2%	9.45%	4.80%	L20221
	EPC A-D	75%	6.53%	£995	9.45%	4.80%	L20219
ERC:	3%,2%						

Application fee = £150

\*\*Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

All single dwelling 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
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.

Pepper48 Light - Limited Company Buy to Let HMO

LMR = 4.65%

Suitable for customers that haven't had a Default in the last 48 months and who have never had a CCJ

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

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	70%	5.19%	5%	5.19%	4.00%	LH50005
	EPC A-C	70%	5.99%	** £1,995 / £2,995	5.99%	4.00%	LH50003
	EPC A-C	70%	6.09%	£995	6.09%	4.00%	LH50001
	EPC A-C	75%	5.34%	5%	5.34%	4.25%	LH50006
	EPC A-C	75%	6.14%	** £1,995 / £2,995	6.14%	4.25%	LH50004
	EPC A-C	75%	6.24%	£995	6.24%	4.25%	LH50002
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-C	70%	5.89%	2%	8.65%	4.00%	LH20003
	EPC A-C	70%	6.13%	£995	8.65%	4.00%	LH20001
	EPC A-C	75%	6.04%	2%	8.90%	4.25%	LH20004
	EPC A-C	75%	6.28%	£995	8.90%	4.25%	LH20002
ERC:	3%,2%						

Application fee = £150

\*\*Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

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.

Pepper48 - Limited Company Buy to Let HMO

LMR = 4.65%

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

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

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	70%	5.24%	5%	5.24%	4.00%	LH50011
	EPC A-C	70%	6.04%	** £1,995 / £2,995	6.04%	4.00%	LH50009
	EPC A-C	70%	6.14%	£995	6.14%	4.00%	LH50007
	EPC A-C	75%	5.39%	5%	5.39%	4.25%	LH50012
	EPC A-C	75%	6.19%	** £1,995 / £2,995	6.19%	4.25%	LH50010
	EPC A-C	75%	6.29%	£995	6.29%	4.25%	LH50008
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-C	70%	5.94%	2%	8.65%	4.00%	LH20007
	EPC A-C	70%	6.18%	£995	8.65%	4.00%	LH20005
	EPC A-C	75%	6.09%	2%	8.90%	4.25%	LH20008
	EPC A-C	75%	6.33%	£995	8.90%	4.25%	LH20006
ERC:	3%,2%						

Application fee = £150

\*\*Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

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
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.

Pepper36 Light - Limited Company Buy to Let HMO

LMR = 4.65%

Suitable for customers that haven't had a Default in the last 36 months and who have never had a CCJ

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

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	70%	5.29%	5%	5.29%	4.00%	LH50017
	EPC A-C	70%	6.09%	** £1,995 / £2,995	6.09%	4.00%	LH50015
	EPC A-C	70%	6.19%	£995	6.19%	4.00%	LH50013
	EPC A-C	75%	5.44%	5%	5.44%	4.25%	LH50018
	EPC A-C	75%	6.24%	** £1,995 / £2,995	6.24%	4.25%	LH50016
	EPC A-C	75%	6.34%	£995	6.34%	4.25%	LH50014
	EPC A-C	75%	6.34%	£995	6.34%	4.25%	LH50014
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-C	70%	5.99%	2%	8.65%	4.00%	LH20011
	EPC A-C	70%	6.23%	£995	8.65%	4.00%	LH20009
	EPC A-C	75%	6.14%	2%	8.90%	4.25%	LH20012
	EPC A-C	75%	6.38%	£995	8.90%	4.25%	LH20010
ERC:	3%,2%						

Application fee = £150

\*\*Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

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

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

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	70%	5.34%	5%	5.34%	4.00%	LH50023
	EPC A-C	70%	6.14%	** £1,995 / £2,995	6.14%	4.00%	LH50021
	EPC A-C	70%	6.24%	£995	6.24%	4.00%	LH50019
	EPC A-C	75%	5.49%	5%	5.49%	4.25%	LH50024
	EPC A-C	75%	6.29%	** £1,995 / £2,995	6.29%	4.25%	LH50022
	EPC A-C	75%	6.39%	£995	6.39%	4.25%	LH50020
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-C	70%	6.04%	2%	8.65%	4.00%	LH20015
	EPC A-C	70%	6.28%	£995	8.65%	4.00%	LH20013
	EPC A-C	75%	6.19%	2%	8.90%	4.25%	LH20016
	EPC A-C	75%	6.43%	£995	8.90%	4.25%	LH20014
ERC:	3%,2%						

Application fee = £150

\*\*Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

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
Reposessions:	None in last 6 years
Debt Management Plan:	Considered if satisfied over 12 months ago

Aimed at Professional intermediaries only; not for public distribution.



Pepper24 Light - Limited Company Buy to Let HMO

LMR = 4.65%

Suitable for customers that haven't had a Default in the last 24 months and who have never had a CCJ

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

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	70%	5.39%	5%	5.39%	4.00%	LH50029
	EPC A-C	70%	6.19%	** £1,995 / £2,995	6.19%	4.00%	LH50027
	EPC A-C	70%	6.29%	£995	6.29%	4.00%	LH50025
	EPC A-C	75%	5.54%	5%	5.54%	4.25%	LH50030
	EPC A-C	75%	6.34%	** £1,995 / £2,995	6.34%	4.25%	LH50028
	EPC A-C	75%	6.44%	£995	6.44%	4.25%	LH50026
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-C	70%	6.09%	2%	8.65%	4.00%	LH20019
	EPC A-C	70%	6.33%	£995	8.65%	4.00%	LH20017
	EPC A-C	75%	6.24%	2%	8.90%	4.25%	LH20020
	EPC A-C	75%	6.48%	£995	8.90%	4.25%	LH20018
ERC:	3%,2%						

Application fee = £150

\*\*Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

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.

Pepper24 - Limited Company Buy to Let HMO

LMR = 4.65%

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

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

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	70%	5.44%	5%	5.44%	4.00%	LH50035
	EPC A-C	70%	6.24%	** £1,995 / £2,995	6.24%	4.00%	LH50033
	EPC A-C	70%	6.34%	£995	6.34%	4.00%	LH50031
	EPC A-C	75%	5.59%	5%	5.59%	4.25%	LH50036
	EPC A-C	75%	6.39%	** £1,995 / £2,995	6.39%	4.25%	LH50034
	EPC A-C	75%	6.49%	£995	6.49%	4.25%	LH50032
	EPC A-C	75%	6.49%	£995	6.49%	4.25%	LH50032
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-C	70%	6.14%	2%	8.65%	4.00%	LH20023
	EPC A-C	70%	6.38%	£995	8.65%	4.00%	LH20021
	EPC A-C	75%	6.29%	2%	8.90%	4.25%	LH20024
	EPC A-C	75%	6.53%	£995	8.90%	4.25%	LH20022
ERC:	3%,2%						

Application fee = £150

\*\*Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

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.

Pepper18 Light - Limited Company Buy to Let HMO

LMR = 4.65%

Suitable for customers that haven't had a Default in the last 18 months and who have never had a CCJ

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

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	70%	5.49%	5%	5.49%	4.25%	LH50041
	EPC A-C	70%	6.29%	** £1,995 / £2,995	6.29%	4.25%	LH50039
	EPC A-C	70%	6.39%	£995	6.39%	4.25%	LH50037
	EPC A-C	75%	5.64%	5%	5.64%	4.50%	LH50042
	EPC A-C	75%	6.44%	** £1,995 / £2,995	6.44%	4.50%	LH50040
	EPC A-C	75%	6.54%	£995	6.54%	4.50%	LH50038
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-C	70%	6.19%	2%	8.90%	4.25%	LH20027
	EPC A-C	70%	6.43%	£995	8.90%	4.25%	LH20025
	EPC A-C	75%	6.34%	2%	9.15%	4.50%	LH20028
	EPC A-C	75%	6.58%	£995	9.15%	4.50%	LH20026
ERC:	3%,2%						

Application fee = £150

\*\*Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

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.

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	70%	5.54%	5%	5.54%	4.25%	LH50047
	EPC A-C	70%	6.34%	** £1,995 / £2,995	6.34%	4.25%	LH50045
	EPC A-C	70%	6.44%	£995	6.44%	4.25%	LH50043
	EPC A-C	75%	5.69%	5%	5.69%	4.50%	LH50048
	EPC A-C	75%	6.49%	** £1,995 / £2,995	6.49%	4.50%	LH50046
	EPC A-C	75%	6.59%	£995	6.59%	4.50%	LH50044
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-C	70%	6.24%	2%	8.90%	4.25%	LH20031
	EPC A-C	70%	6.48%	£995	8.90%	4.25%	LH20029
	EPC A-C	75%	6.39%	2%	9.15%	4.50%	LH20032
	EPC A-C	75%	6.63%	£995	9.15%	4.50%	LH20030
ERC:	3%,2%						

Application fee = £150

\*\*Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

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
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.

Pepper12 Light - Limited Company Buy to Let HMO

LMR = 4.65%

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

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

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	70%	5.59%	5%	5.59%	4.55%	LH50053
	EPC A-C	70%	6.39%	** £1,995 / £2,995	6.39%	4.55%	LH50051
	EPC A-C	70%	6.49%	£995	6.49%	4.55%	LH50049
	EPC A-C	75%	5.74%	5%	5.74%	4.80%	LH50054
	EPC A-C	75%	6.54%	** £1,995 / £2,995	6.54%	4.80%	LH50052
	EPC A-C	75%	6.64%	£995	6.64%	4.80%	LH50050
ERC:	4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-C	70%	6.29%	2%	9.20%	4.55%	LH20035
	EPC A-C	70%	6.53%	£995	9.20%	4.55%	LH20033
	EPC A-C	75%	6.44%	2%	9.45%	4.80%	LH20036
	EPC A-C	75%	6.68%	£995	9.45%	4.80%	LH20034
ERC:	3%,2%						

Application fee = £150

\*\*Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

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.

Pepper12 - Limited Company Buy to Let HMO

LMR = 4.65%

Suitable for customers that haven't had a CCJ or Default in the last 12 months

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

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
5 Years	EPC A-C	70%	5.64%	5%	5.64%	4.55%	LH50059
	EPC A-C	70%	6.44%	** £1,995 / £2,995	6.44%	4.55%	LH50057
	EPC A-C	70%	6.54%	£995	6.54%	4.55%	LH50055
	EPC A-C	75%	5.79%	5%	5.79%	4.80%	LH50060
	EPC A-C	75%	6.59%	** £1,995 / £2,995	6.59%	4.80%	LH50058
	EPC A-C	75%	6.69%	£995	6.69%	4.80%	LH50056
	ERC: 4%,4%,3%,3%,2%						

Term	EPC Ratings Accepted	LTV	Initial Rate	Comp Fee	Rental Calc.	Reversion Rates (LMR +)	Product Code
2 Years	EPC A-C	70%	6.34%	2%	9.20%	4.55%	LH20039
	EPC A-C	70%	6.58%	£995	9.20%	4.55%	LH20037
	EPC A-C	75%	6.49%	2%	9.45%	4.80%	LH20040
	EPC A-C	75%	6.73%	£995	9.45%	4.80%	LH20038
ERC:	3%,2%						

Application fee = £150

\*\*Loans up to and including £300,000 carry a fee of £1,995. Loans above £300,000 carry a fee of £2,995.

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

Applicants		Loan Size	
Minimum Age	21 years	Minimum	£25,001
Maximum Age	85 years at end of term	Maximum	<p>For Buy to Let: The maximum loan size is £2 million within the following LTV limits:</p> <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		<p>For BTL HMO: The maximum loan size is £1 million within the following LTV limits:</p> <ul style="list-style-type: none"><li>Up to £500,000 available to 75% LTV</li><li>Up to £1 million available to 70% LTV</li></ul>
Employed	Minimum of 3 months in current job with 6 months' continuous employment and not in probation.	Repayment	
Self Employed	Must have been in their current business for a minimum of 12 months	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