

# peppermoney

## Shared Ownership Residential Product Guide

**September 2024**

- **Broad range & better service**
- **Rates starting at 6.09% & 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** to discover more.

**Version 5.1**

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

## 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 LTVs for most legal purposes
- Debt consolidation to maximum LTVs

## 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

## 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

**Pepper48 - Shared Ownership**

**LMR = 5.86%**

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

Correct as of 13<sup>th</sup> August 2024

Term	Free Valuation	LTV	LSV	Initial Rate	Product Fee	Reversion Rates (LMR +)	Product Code
5 Years	Free Valuation	75%	95%	6.09%	£0	3.90%	S50951
ERC:	4%,4%,3%,3%,2%						

Term	Free Valuation	LTV	LSV	Initial Rate	Product Fee	Reversion Rates (LMR +)	Product Code
2 Years	-	75%	95%	6.39%	£0	3.90%	S20901
ERC:	3%,2%						

**Pepper48 Shared Ownership - Credit Criteria**

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
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.

**Pepper36 - Shared Ownership**

**LMR = 5.86%**

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

Correct as of 13<sup>th</sup> August 2024

Term	Free Valuation	LTV	LSV	Initial Rate	Product Fee	Reversion Rates (LMR +)	Product Code
5 Years	Free Valuation	75%	95%	6.39%	£0	3.90%	S50952
ERC:	4%,4%,3%,3%,2%						

Term	Free Valuation	LTV	LSV	Initial Rate	Product Fee	Reversion Rates (LMR +)	Product Code
2 Years	-	75%	95%	6.69%	£0	3.90%	S20902
ERC:	3%,2%						

**Pepper36 Shared Ownership - 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 - Shared Ownership**

**LMR = 5.86%**

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

Correct as of 13<sup>th</sup> August 2024

Term	Free Valuation	LTV	LSV	Initial Rate	Product Fee	Reversion Rates (LMR +)	Product Code
5 Years	Free Valuation	75%	95%	6.59%	£0	3.90%	S50953
<b>ERC:</b>	4%,4%,3%,3%,2%						

Term	Free Valuation	LTV	LSV	Initial Rate	Product Fee	Reversion Rates (LMR +)	Product Code
2 Years	-	75%	95%	6.89%	£0	3.90%	S20903
<b>ERC:</b>	3%,2%						

**Pepper24 Shared Ownership - Credit Criteria**

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

Aimed at Professional intermediaries only; not for public distribution.

Key Criteria

Applicants		Property Value	
Minimum Age	21 years	Minimum	£70,000
Maximum Age	80 years at end of term. The term cannot extend beyond applicants stated retirement age. Maximum allowable stated retirement age of 75	Term	
Self-Employed	Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts	Minimum	5 years and 1 month
		Maximum	35 Years
Loan Size			
Minimum	£25,001		
Maximum	Up to £500,000 available to 75% LTV		