# **Residential Product Guide**

## September 2020

Introducing Pepper Light, for clients with no CCJs

Rates starting from 3.70%



#### Call **03333 701 101** or visit **www.pepper.money** to discover more.

money

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## Highlights of our wide ranging criteria

#### Debt Management Plan Range

- Available on Pepper 24, 18 and 12
- Must have been active for a minimum of 12 months
- Rates start from 4.80%

#### 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, mandated 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
- Standard range no volume limits
- Can be registered as recently as 12 months ago

#### Defaults

- Don't need to be satisfied and no value limit
- Can be registered as recently as 12 months ago
- 2 individual utility, communication or mail order account defaults up to and including £200.00 each ignored (applicable to Pepper 24, 18 and 12 products - excluding DMP)

#### Interest Only

- Across the entire range
- Max 60% LTV Residential
- Sale of main residence acceptable repayment with no minimum equity requirement and plausible trading down strategy

#### Self-Employed

- Across the entire range
- Only 1 year's finalised
   accounts required
- Net profit for Sole Traders
- Salary and dividends for Company Directors
- Additional remuneration add back allowed where applicants own 100% of the company

#### 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

- No restrictions on LTV
- 100% cash gifted deposit acceptable with proof of 12 months rental history or household upkeep

## Strong Approach to Affordability

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



## pepper48 - Light

LMR = 1.10% Effective for all new business from 21<sup>st</sup> September 2020

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

	2 Year	Fixed	5 Year			
LTV	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Reversion Rates (LMR +)	
75%	3.70%	64.205	3.90%	64.205	3.90%	
80%	4.00%	£1,295	4.05%	£1,295	4.15%	
	ERC:	0%, 2%	ERC: 4%, 4%,			
-	Application fee = £150					

			Key Criteria				
Credit Criteria		Applicant		Loan Size		Prope	erty Value
CCJs: Defaults: Mortgage/Secured	0 0 in 48 months 0 in 48 months	Age: Min Income:	Minimum 21 years; Maximum 75 years (at end of term) £18,000 per application (no foreign currency income. 100%	Min: Max:	£25,001 Up to £1 million available to 80% LTV	Min:	£70,000
Arrears: Bankruptcy/IVA: Repossessions: Debt Management Plan:	(No arrears balance in last 6 months) Discharged > 6 years ago None in last 6 years Considered if satisfied over	Max Applicants: Employed:	of secondary income accepted) 2 Minimum of 6 months in current job and not in probation. Evidence of employment	Repayment Capital & interest. Interest only to 60% LTV, supported by an acceptable repayment strategy		Term Min: Max:	5 years 35 years
	12 months ago	Self-Employed:	history is required to cover the last 12 months Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts				



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

	2 Year	Fixed	5 Year I		
LTV	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Reversion Rates (LMR +)
75%	3.80%	64.005	4.00%	64.005	3.90%
80%	4.10%	£1,295	4.15%	£1,295	4.15%
	ERC: 3	%, 2%	% ERC: 4%, 4%, 3%, 3%, 2%		
		Application fee = £150			

			Key Criteria				
Credit Criteria		Applicant		Loan Size		Prope	erty Value
CCJs/Defaults: CCJ Value: Mortgage/Secured Arrears:	0 in 48 months No limit 0 in 48 months	Age: Min Income:	Minimum 21 years; Maximum 75 years (at end of term) £18,000 per application (no foreign currency income. 100%	Min: Max:	£25,001 Up to £1 million available to 80% LTV	Min:	£70,000
Bankruptcy/IVA: Repossessions: Debt Management Plan:	(No arrears balance in last 6 months) Discharged > 6 years ago None in last 6 years Considered if satisfied over 12 months ago	Max Applicants: Employed:	of secondary income accepted) 2 Minimum of 6 months in current job and not in probation. Evidence of employment		st. Interest only to 60% LTV, n acceptable repayment strategy	Term Min: Max:	5 years 35 years
	ŭ	Self-Employed:	history is required to cover the last 12 months Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts				

## pepper36 - Light

LMR = 1.10% Effective for all new business from 21<sup>st</sup> September 2020

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

	2 Year	Fixed	5 Year Fixed		
LTV	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Reversion Rates (LMR +)
75%	3.80%	(4.205	4.15%	(4.205	3.90%
80%	4.20%	£1,295	4.35%	£1,295	4.15%
	ERC: 3	3%, 2%       ERC: 4%, 4%, 3%, 3%, 2%         Application fee = £150		3%, 3%, 2%	

	Key Criteria									
Credit Criteria		Applicant		Loan Size		Prop	erty Value			
CCJs: Defaults: Mortgage/Secured	0 0 in 36 months 0 in 36 months	Age: Min Income:	Minimum 21 years; Maximum 75 years (at end of term) £18,000 per application (no foreign currency income. 100%	Min: Max:	£25,001 Up to £1 million available to 80% LTV	Min:	£70,000			
Arrears: Bankruptcy/IVA: Repossessions: Debt Management Plan:	<ul> <li>(No arrears balance in last 6 months)</li> <li>Discharged &gt; 6 years ago</li> <li>None in last 6 years</li> <li>Considered if satisfied over</li> <li>12 months ago</li> </ul>	Max Applicants: Employed:	of secondary income accepted) 2 Minimum of 6 months in current job and not in probation. Evidence of employment history is required to cover the last 12 months		st. Interest only to 60% LTV, n acceptable repayment strategy	Term Min: Max:	5 years 35 years			
		Self-Employed:	Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts							



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

	2 Year Fixed		5 Year F		
LTV	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Reversion Rates (LMR +)
75%	3.90%	64.005	4.25%	64.005	3.90%
80%	4.30%	£1,295	4.45%	£1,295	4.15%
	ERC:	3%, 2%	6 ERC: 4%, 4%, 3%, 3%, 2%		
		Application fee = £150			

	Key Criteria								
Credit Criteria		Applicant		Loan Size		Prop	erty Value		
CCJs: CCJ Value: Defaults:	0 in 36 months No limit 0 in 36 months	Age: Min Income:	Minimum 21 years; Maximum 75 years (at end of term) £18,000 per application (no foreign currency income. 100%	Min: Max:	£25,001 Up to £1 million available to 80% LTV	Min:	£70,000		
Mortgage/Secured Arrears: Bankruptcy/IVA: Repossessions: Debt Management Plan:	0 in 36 months (No arrears balance in last 6 months) Discharged > 6 years ago None in last 6 years Considered if satisfied over	Max Applicants: Employed:	of secondary income accepted) 2 Minimum of 6 months in current job and not in probation. Evidence of employment history is required to cover the last 12 months	Repayment Capital & interest. Interest only to 60% LTV, supported by an acceptable repayment strategy		Term Min: Max:	5 years 35 years		
	12 months ago	Self-Employed:	Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts						

pepper24 - Light

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

	2 Year	Fixed	5 Year F		
LTV	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Reversion Rates (LMR +)
70%	4.45%	64.205	4.55%	64.005	3.75%
75%	4.65%	£1,295	4.75%	£1,295	3.90%
	ERC	3%, 2%	ERC: 4%, 4%, 3	3%, 3%, 2%	
		Application fee = £150			

	Key Criteria									
Credit Criteria		Applicant		Loan Size		Prope	erty Value			
CCJs: Defaults: Mortgage/Secured	0 0 in 24 months 0 in 24 months	Age: Min Income:	Minimum 21 years; Maximum 75 years (at end of term) £18,000 per application	Min: Max:	£25,001 Up to £1 million available to 80% LTV	Min:	£70,000			
Arrears: Unsecured Arrears:	(No arrears balance in last 6 months) 2 individual utility, communication or mail order account defaults up to and	Max Applicants:		Repayment		Term				
Bankruptcy/IVA: Repossessions:	including £200.00 each ignored Discharged > 6 years ago None in last 6 years	Employed:	Minimum of 6 months in current job and not in probation. Evidence of employment history is required to cover the last 12 months	•	st. Interest only to 60% LTV, n acceptable repayment strategy	Min: Max:	5 years 35 years			
Debt Management Plan:	Considered if satisfied over 12 months ago	Self-Employed:	Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts							



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

	2 Year Fixed		5 Year F		
LTV	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Reversion Rates (LMR +)
70%	4.55%	64.005	4.65%	64.005	3.75%
75%	4.75%	£1,295	4.85%	£1,295	3.90%
	ERC: 3	%, 2%	ERC: 4%, 4%, 3%, 3%, 2%		
		<b>n fee</b> = £150			

	Key Criteria								
Credit Criteria		Applicant		Loan Size		Prope	erty Value		
CCJs/Defaults:	0 in 24 months	Age:	Minimum 21 years;	Min:	£25,001	Min:	£70,000		
CCJ Value:	No limit		Maximum 75 years (at end of term)	Max:	Up to £1 million available to				
Mortgage/Secured Arrears:	0 in 24 months (No arrears balance in last 6 months)	Min Income:	£18,000 per application (no foreign currency income. 100%		80% LTV				
Unsecured Arrears:	2 individual utility, communication or mail order account defaults up to and	of Max Applicants: 2	of secondary income accepted) 2	Repayment		Term			
	including £200.00 each ignored	Employed:	Minimum of 6 months in current job and	Capital & intere	st. Interest only to 60% LTV,	Min:	5 years		
Bankruptcy/IVA:	Discharged > 6 years ago		not in probation. Evidence of employment history is required to cover the last 12 months	supported by an acceptable repayment strategy		Max:	35 years		
Repossessions:	None in last 6 years		, .				,		
Debt Management Plan:	Considered if satisfied over 12 months ago	Self-Employed:	Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts						

## pepper18 - Light

LMR = 1.10% Effective for all new business from 21<sup>st</sup> September 2020

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

2 Year		Fixed	5 Year F				
LTV	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Reversion Rates (LMR +)		
70%	5.15%	64.005	5.40%	64.005	4.05%		
75%	5.35%	£1,295	5.60%	£1,295	4.20%		
	ERC: 3%, 2% ERC: 4%, 4%, 3%, 3%, 2%						
		Application	<b>1 fee</b> = £150				

Key Criteria												
Credit Criteria		Applicant		Loan Size		Property Value						
CCJs: Defaults: Mortgage/Secured Arrears:	0 0 in 18 months 0 in 18 months (No arrears balance in last 6 months)	Age: Min Income:	Minimum 21 years; Maximum 75 years (at end of term) £18,000 per application (no foreign currency income. 100% of secondary	Min: Max:	£25,001 Up to £1 million available to 80% LTV	Min:	£70,000					
Unsecured Arrears:	2 individual utility, communication or mail order account defaults up to and including £200.00 each ignored	Max Applicants: Employed:	plicants: 2		ment & interest. Interest only to	Term Min:	5 years					
Bankruptcy/IVA: Repossessions: Debt Management Plan:	Discharged > 6 years ago None in last 6 years	Self-Employed:	Minimum of 6 months in current job and not in probation. Evidence of employment history is required to cover the last 12 months Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts	60% LT\	A interest, interest only to /, supported by an acceptable ent strategy	Min: Max:	5 years 35 years					



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

	2 Year	Fixed	5 Year I	Fixed		
LTV Initial Rate		Comp Fee	Initial Rate	Comp Fee	Reversion Rates (LMR +)	
70%	5.25%	64.005	5.50%	64.205	4.05%	
75%	5.45%	£1,295	5.70%	£1,295	4.20%	
	ERC: 3	<b>ERC:</b> 4%, 4%, 3%, 3%, 2%				
		Application	<b>1 fee</b> = £150			

	Key Criteria											
Credit Criteria		Applicant		Loan Size		Property Value						
CCJs/Defaults: CCJ Value: Mortgage/Secured Arrears:	0 in 18 months No limit 0 in 18 months	Age: Min Income:	Minimum 21 years; Maximum 75 years (at end of term) £18,000 per application (no foreign currency income. 100% of secondary	Min: Max:	£25,001 Up to £1 million available to 80% LTV	Min:	£70,000					
Unsecured Arrears:	(No arrears balance in last 6 months) 2 individual utility, communication or mail order account defaults up to and including	Max Applicants:	income accepted) 2	Repay		Term						
Bankruptcy/IVA: Repossessions:	£200.00 each ignored Discharged > 6 years ago None in last 6 years	Employed:	Minimum of 6 months in current job and not in probation. Evidence of employment history is required to cover the last 12 months	60% LT\	& interest. Interest only to /, supported by an acceptable ent strategy	Min: Max:	5 years 35 years					
Debt Management Plan:	,	Self-Employed:	Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts									

## pepper12 - Light

LMR = 1.10% Effective for all new business from 21<sup>st</sup> September 2020

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

2 Year		Fixed	5 Year I				
LTV	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Reversion Rates (LMR +)		
70%	5.85%	64.205	5.95%	64.005	4.35%		
75%	6.05%	£1,295	6.15%	£1,295	4.60%		
	ERC: 3%, 2% ERC: 4%, 4%, 3%, 3%, 2%						
		Application	<b>1 fee</b> = £150				

Key Criteria												
Credit Criteria		Applicant		Loan Size			Property Value					
CCJs: Defaults: Mortgage/Secured	0 0 in 12 months 0 in 12 months	Age: Min Income:	Minimum 21 years; Maximum 75 years (at end of term) £18,000 per application	Min: Max:	£25,001 Up to £1 million available to 80% LTV	Min:	£70,000					
Arrears: Unsecured Arrears:	(No arrears balance in last 6 months) 2 individual utility, communication or mail order account defaults up to and including £200.00 each ignored	Max Applicants: Employed:	Max Applicants: 2		Repayment Capital & interest. Interest only to 60% LTV,							
Bankruptcy/IVA: Repossessions: Debt Management Plan:	Discharged > 6 years ago None in last 6 years Considered if satisfied over 12 months ago	Self-Employed:	Minimum of 6 months in current job and not in probation. Evidence of employment history is required to cover the last 12 months Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts			Max:	35 years					



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

	2 Year	Fixed	5 Year F		
LTV	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Reversion Rates (LMR +)
70%	5.95%	64.005	6.05%	64.005	4.35%
75%	6.15%	£1,295	6.25%	£1,295	4.60%
	ERC: 3	ERC: 4%, 4%, 3	3%, 3%, 2%		
		Application	<b>fee</b> = £150		

	Key Criteria											
Credit Criteria		Applicant		Loan Size		Property Value						
CCJs/Defaults: CCJ Value: Mortgage/Secured Arrears:	0 in 12 months No limit 0 in 12 months (No arrears balance in last 6 months)	Age: Min Income:	Minimum 21 years; Maximum 75 years (at end of term) £18,000 per application (no foreign currency income. 100%	Min: Max:	£25,001 Up to £1 million available to 80% LTV	Min:	£70,000					
Unsecured Arrears:	2 individual utility, communication or mail order account defaults up to and including £200.00 each ignored	Max Applicants: Employed:	of secondary income accepted) <b>Re</b>		Repayment							
Bankruptcy/IVA: Repossessions:	Discharged > 6 years ago None in last 6 years		Minimum of 6 months in current job and not in probation. Evidence of employment history is required to cover the last 12 months	Capital & interest. Interest only to 60% LTV, supported by an acceptable repayment strate		Min: Max:	5 years 35 years					
Debt Management Plan:       Considered if satisfied over         12 months ago		Self-Employed: Must have been in their current busin a minimum of 12 months and able to 1 year's trading accounts										

## **pepper**DMP

#### LMR = 1.10% Effective for all new business from 17 August 2020

#### Suitable for clients that are in a Debt Management Plan or have satisfied one in the last 12 months

		2 Year	Fixed	5 Year Fixed		Reversion Rates	Credit Criteria			
	LTV	Initial Rate	Comp Fee	Initial Rate	Comp Fee	LMR +	CCJs/ Defaults	Mortgage/ Secured Arrears		
pepper24 DMP	70%	4.80%		4.90%	£995	3.75%	0 in 24 months	0 in 24 months (No arrears balance in last 6 months)		
pepper18 DMP	70%	5.40%	£995	5.60%		4.05%	0 in 18 months	0 in 18 months (No arrears balance in last 6 months)		
pepper12 DMP	70%	6.05%		6.15%		4.35%	0 in 12 months	0 in 12 months (No arrears balance in last 6 months)		
		ERC: 3	%, 2%	ERC: 4%, 4%	, 3%, 3%, 2%			1		
			Application	<b>fee</b> = £150						

Key Criteria												
Credit Criteria		Applicant		Loan Size		Property Value						
CCJ Value: Bankruptcy/IVA: Repossessions: Debt Management Plan:	ruptcy/IVA:       Discharged > 6 years ago       Maximum 75 years (at end of term)         ssessions:       None in last 6 years       Min Income:       £18,000 per application         Management Plan:       Accepted for active or satisfied in the       (no foreign currency income. 100% of	Min: Max:	£25,001 £1m up to 70% LTV	Min:	£70,000							
	Accepted for active or satisfied in the last 12 months Must have been in the DMP for at least 12 months and able to provide proof of satisfactory payments from DMP provider For remortgages, capital raising can be considered to clear the DMP No more than 1 active DMP per application	Max Applicants: Employed: Self-Employed:	secondary income accepted) 2 Minimum of 6 months in current job and not in probation. Evidence of employment history is required to cover the last 12 months Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts		nt erest. Interest only to 60% LTV, y an acceptable repayment strategy	Term Min: Max:	5 years 35 years					