

Residential Product Guide

December 2018

- ✓ Rates starting from 2.17%
- ✓ NEW! We've simplified our criteria across all tiers
- ✓ Debt Management Plans accepted - rates starting from 3.48%

Interesting case? We're interested.



pepper
money

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PM003_1218_001

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 3.48%

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

CCJs & Defaults

- Don't need to be satisfied and no value limit
- Can be registered as recently as 6 months ago
- 2 individual utility, communication or mail order account defaults up to and including £150.00 each ignored (applicable to Pepper 24, 18, 12 and 6 products - excluding DMP)
- Fixed Term Credit Agreements Arrears none in 6 months

Let to Buy

- No additional rules
- All products up to max LTVs
- We'll do the Residential. We'll do the Buy to Let. We'll do both

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 overtime, shift allowance or bonus paid every week or month
- 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

Free Legals

- Free standard legals on all remortgages
- Provided by a reputable firm of solicitors




Minimum Income £18k

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



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

LIBOR = 0.91%
Effective for all new business
from 14 December 2018

		2 Year Fixed				
	LTV	Initial Rate	Comp Fee	Reversion Rates (Libor +)	CCJs/ Defaults	Mortgage/ Secured Arrears
	75%	3.48%	£1,295	4.60%	0 in 24 months	0 in 24 months (No arrears balance in last 6 months)
	80%	3.78%		4.85%		
	85%	4.03%		5.10%		
	75%	3.78%	£1,295	4.90%	0 in 18 months	0 in 18 months (No arrears balance in last 6 months)
	80%	4.33%		5.15%		
	85%	4.48%		5.40%		
	75%	4.23%	£1,295	5.05%	0 in 12 months	0 in 12 months (No arrears balance in last 6 months)
	80%	4.73%		5.30%		
		ERC: 3%, 2% Application fee = £135				

Key Criteria				
Credit Criteria		Applicant		Property Value
Bankruptcy/IVA:	Discharged > 6 years ago	Age:	Minimum 21 years; Maximum 75 years (at end of term)	Min: £70,000
Repossessions:	None in last 6 years	Min Income:	£18,000 per application (no foreign currency income. 100% of secondary income accepted)	Max: £750,000 up to 85% LTV; £1m up to 75% LTV
Debt Management Plan:	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:	2	Repayment
		Employed:	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 strategy
		Self-Employed:	Must have been in their current business for a minimum of 12 months and able to supply 1 year's trading accounts	Term Min: 5 years Max: 35 years

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

LIBOR = 0.91%
Effective for all new business
from 14 December 2018

	2 Year Fixed		30 Month Fixed		5 Year Fixed		
LTV	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Reversion Rates (Libor +)
65%	2.17%	£ 945			2.97%	£ 945	4.45%
70%	2.27%		2.49%	£ 945	3.13%		4.45%
75%	2.37%		2.58%		3.15%		4.60%
80%	2.67%		2.79%		3.43%		4.85%
85%	3.28%		3.38%		3.75%		5.10%
	ERC: 3%, 2%		ERC: 3%, 2%		ERC: 4%,4%,3%,3%,2%		
	Application fee = £135						

Key Criteria				
Credit Criteria		Applicant		Property Value
CCJs/Defaults:	0 in 48 months	Age:	Minimum 21 years; Maximum 75 years (at end of term)	Min: £70,000
Mortgage/Secured Arrears:	0 in 48 months (No arrears balance in last 6 months)	Min Income:	£18,000 per application (no foreign currency income. 100% of secondary income accepted)	Max: £750,000 up to 85% LTV; £1m up to 75% LTV
Bankruptcy/IVA:	Discharged > 6 years ago	Max Applicants:	2	Repayment
Repossessions:	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	Term
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	Min: 5 years Max: 35 years

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

LIBOR = 0.91%
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from 14 December 2018

	2 Year Fixed		30 Month Fixed		5 Year Fixed		
LTV	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Reversion Rates (Libor +)
65%	2.23%	£ 945			3.07%	£ 945	4.45%
70%	2.47%		2.57%	£ 945	3.17%		4.45%
75%	2.77%		2.87%		3.17%		4.60%
80%	2.97%		3.07%		3.47%		4.85%
85%	3.38%		3.48%		3.78%		5.10%
	ERC: 3%, 2%		ERC: 3%, 2%		ERC: 4%,4%,3%,3%,2%		
	Application fee = £135						

Key Criteria				
Credit Criteria		Applicant		Property Value
CCJs/Defaults:	0 in 36 months	Age:	Minimum 21 years; Maximum 75 years (at end of term)	Min: £70,000
Mortgage/Secured Arrears:	0 in 36 months (No arrears balance in last 6 months)	Min Income:	£18,000 per application (no foreign currency income. 100% of secondary income accepted)	Max: £750,000 up to 85% LTV; £1m up to 75% LTV
Bankruptcy/IVA:	Discharged > 6 years ago	Max Applicants:	2	Repayment
Repossessions:	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	Term
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	Min: 5 years Max: 35 years

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

LIBOR = 0.91%
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from 14 December 2018

	2 Year Fixed		30 Month Fixed		5 Year Fixed		
LTV	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Reversion Rates (Libor +)
70%	3.33%	£ 945	3.43%	£ 995	3.97%	£ 995	4.45%
75%	3.43%		3.53%		4.07%		4.60%
80%	3.68%		3.78%		4.28%		4.85%
85%	3.93%		4.03%		4.58%		5.10%
	ERC: 3%, 2%		ERC: 3%, 2%		ERC: 4%,4%,3%,3%,2%		
	Application fee = £135						

Key Criteria				
Credit Criteria		Applicant		Loan Size
CCJs/Defaults: Mortgage/Secured Arrears: Unsecured Arrears: Bankruptcy/IVA: Repossessions: Debt Management Plan:	0 in 24 months	Age:	Minimum 21 years; Maximum 75 years (at end of term)	Min: £25,001
	0 in 24 months (No arrears balance in last 6 months)	Min Income:	£18,000 per application (no foreign currency income. 100% of secondary income accepted)	Max: £750,000 up to 85% LTV; £1m up to 75% LTV
	2 individual utility, communication or mail order account defaults up to and including £150.00 each ignored	Max Applicants:	2	Repayment Capital & interest. Interest only to 60% LTV, supported by an acceptable repayment strategy
	Discharged > 6 years ago	Employed:	Minimum of 6 months in current job and not in probation. Evidence of employment history is required to cover the last 12 months	
	None in last 6 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	Term Min: 5 years Max: 35 years
	Considered if satisfied over 12 months ago			

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

LIBOR = 0.91%
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	2 Year Fixed		30 Month Fixed		5 Year Fixed		
LTV	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Reversion Rates (Libor +)
70%	3.58%	£1,095	3.53%	£1,195	4.13%	£1,195	4.75%
75%	3.73%		3.73%		4.33%		4.90%
80%	3.93%		4.28%		4.58%		5.15%
85%	4.33%		4.43%		4.88%		5.40%
	ERC: 3%, 2%		ERC: 3%, 2%		ERC: 3%,2%,1%,0.5%,0.5%		
	Application fee = £135						

Key Criteria							
Credit Criteria		Applicant		Loan Size		Property Value	
CCJs/Defaults:	0 in 18 months	Age:	Minimum 21 years; Maximum 75 years (at end of term)	Min:	£25,001	Min:	£70,000
Mortgage/Secured Arrears:	0 in 18 months (No arrears balance in last 6 months)	Min Income:	£18,000 per application (no foreign currency income. 100% of secondary income accepted)	Max:	£750,000 up to 85% LTV; £1m up to 75% LTV		
Unsecured Arrears:	2 individual utility, communication or mail order account defaults up to and including £150.00 each ignored	Max Applicants:	2	Repayment		Term	
Bankruptcy/IVA:	Discharged > 6 years ago	Employed:	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 strategy		Min:	5 years
Repossession:	None in last 6 years					Max:	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 12 months

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	2 Year Fixed		30 Month Fixed		5 Year Fixed		
LTV	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Reversion Rates (Libor +)
70%	3.63%	£1,095	3.78%	£1,195	4.17%	£1,195	5.05%
75%	3.78%		4.18%		4.47%		5.30%
80%	3.98%		4.68%		4.63%		5.55%
	ERC: 3%, 2%		ERC: 3%, 2%		ERC: 3%,2%,1%,0.5%,0.5%		
	Application fee = £135						

Key Criteria							
Credit Criteria		Applicant		Loan Size		Property Value	
CCJs/Defaults:	0 in 12 months	Age:	Minimum 21 years; Maximum 75 years (at end of term)	Min:	£25,001	Min:	£70,000
Mortgage/Secured Arrears:	0 in 12 months (No arrears balance in last 6 months)	Min Income:	£18,000 per application (no foreign currency income. 100% of secondary income accepted)	Max:	£750,000 up to 85% LTV; £1m up to 75% LTV		
Unsecured Arrears:	2 individual utility, communication or mail order account defaults up to and including £150.00 each ignored	Max Applicants:	2	Repayment		Term	
Bankruptcy/IVA:	Discharged > 6 years ago	Employed:	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 strategy		Min:	5 years
Repossessions:	None in last 6 years					Max:	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 6 months

LIBOR = 0.91%
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	2 Year Fixed		30 Month Fixed		5 Year Fixed		
LTV	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Initial Rate	Comp Fee	Reversion Rates (Libor +)
70%	4.08%	£1,095	4.48%	£1,195	4.48%	£1,195	5.05%
75%	4.23%		4.78%		4.78%		5.30%
	ERC: 3%, 2%		ERC: 3%, 2%		ERC: 3%,2%,1%,0.5%,0.5%		
	Application fee = £135						

Key Criteria							
Credit Criteria		Applicant		Loan Size		Property Value	
CCJs/Defaults:	0 in 6 months (max 2 in months 7 to 12)	Age:	Minimum 21 years; Maximum 75 years (at end of term)	Min:	£25,001	Min:	£70,000
Mortgage/Secured Arrears:	Change to: 0 in 12 months (No arrears balance in last 6 months)	Min Income:	£18,000 per application (no foreign currency income. 100% of secondary income accepted)	Max:	£1m up to 75% LTV		
Unsecured Arrears:	2 individual utility, communication or mail order account defaults up to and including £150.00 each ignored	Max Applicants:	2	Repayment		Term	
Bankruptcy/IVA:	Discharged > 6 years ago	Employed:	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 strategy		Min:	5 years
Repossessions:	None in last 6 years					Max:	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				