



Shared Ownership Residential Product Guide

April 2025

- **Broad range & better service**
- **Rates starting at 5.79% & 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 5.5

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Highlights of our wide ranging criteria

| | | |
|---|--|---|
| No Credit Scoring <ul style="list-style-type: none">• 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 | CCJs <ul style="list-style-type: none">• Don't need to be satisfied• No value limit• Can be registered as recently as 24 months ago Defaults <ul style="list-style-type: none">• Don't need to be satisfied• No value limit• Can be registered as recently as 24 months ago | Day Rate Contractors <ul style="list-style-type: none">• 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 |
| Capital Raising <ul style="list-style-type: none">• To our maximum LTVs for most legal purposes• Debt consolidation to maximum LTVs | | First Time Buyers <ul style="list-style-type: none">• 100% cash gifted deposit acceptable with proof of 12 months rental history or household upkeep |
| Minimum Income £18k <ul style="list-style-type: none">• Can be the combined income of both applicants• Must be earned income• 100% of secondary income accepted | Self-Employed <ul style="list-style-type: none">• 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 | Strong Approach to Affordability <ul style="list-style-type: none">• 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 |

| Term | Free Valuation | LTV | LSV | Initial Rate | Product Fee | Reversion Rates (LMR +) | Product Code |
|---------|----------------|-----|-----|--------------|-------------|-------------------------|--------------|
| 5 Years | Free Valuation | 75% | 95 | 5.79% | £ 0 | 3.90% | S50969 |
| ERC: | 4%,4%,3%,3%,2% | | | | | | |

| Term | Free Valuation | LTV | LSV | Initial Rate | Product Fee | Reversion Rates (LMR +) | Product Code |
|---------|----------------|-----|-----|--------------|-------------|-------------------------|--------------|
| 2 Years | - | 75% | 95 | 6.09% | £ 0 | 3.90% | S20913 |
| ERC: | 3%,2% | | | | | | |

Pepper48 Shared Ownership - Credit Criteria

Application fee = £150

*For Free Valuation products: One free standard valuation for properties valued up to £500,000.

Our Limited-Edition Remortgage Products have a £750 Cash Back.

| 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 |

| Term | Free Valuation | LTV | LSV | Initial Rate | Product Fee | Reversion Rates (LMR +) | Product Code |
|---------|----------------|-----|-----|--------------|-------------|-------------------------|--------------|
| 5 Years | Free Valuation | 75% | 95 | 5.94% | £ 0 | 3.90% | S50970 |
| ERC: | 4%,4%,3%,3%,2% | | | | | | |

| Term | Free Valuation | LTV | LSV | Initial Rate | Product Fee | Reversion Rates (LMR +) | Product Code |
|---------|----------------|-----|-----|--------------|-------------|-------------------------|--------------|
| 2 Years | - | 75% | 95 | 6.24% | £ 0 | 3.90% | S20914 |
| ERC: | 3%,2% | | | | | | |

Pepper36 Shared Ownership - Credit Criteria

Application fee = £150

*For Free Valuation products: One free standard valuation for properties valued up to £500,000.

Our Limited-Edition Remortgage Products have a £750 Cash Back.

| 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 |

| Term | Free Valuation | LTV | LSV | Initial Rate | Product Fee | Reversion Rates (LMR +) | Product Code |
|---------|----------------|-----|-----|--------------|-------------|-------------------------|--------------|
| 5 Years | Free Valuation | 75% | 95 | 6.34% | £ 0 | 3.90% | S50971 |
| ERC: | 4%,4%,3%,3%,2% | | | | | | |

| Term | Free Valuation | LTV | LSV | Initial Rate | Product Fee | Reversion Rates (LMR +) | Product Code |
|---------|----------------|-----|-----|--------------|-------------|-------------------------|--------------|
| 2 Years | - | 75% | 95 | 6.64% | £ 0 | 3.90% | S20915 |
| ERC: | 3%,2% | | | | | | |

Pepper24 Shared Ownership - Credit Criteria

Application fee = £150

*For Free Valuation products: One free standard valuation for properties valued up to £500,000.

Our Limited-Edition Remortgage Products have a £750 Cash Back.

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

| 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 | | |