



peppermoney

# Shared Ownership Residential Product Guide

January 2022

- Better rates & Better service
- Rates starting at 4.20% & dedicated case manager from application to offer

**Complete**   
Your specialist packager distributor

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# 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 36 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
- 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

- 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, Universal Credit, Disability Living Allowance, etc.
- 5 year fixed rates calculated at pay rate

# Pepper 36 - SHARED OWNERSHIP

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

LMR = 1.10%

Effective 13th January 2022

LTV	LSV	2 Year Fixed		5 Year Fixed		Reversion Rates (LMR +)
		Initial Rate	Product Fee	Initial Rate	Product Fee	
75%	95%	4.20%	£250	4.50%	£250	3.90%
			ERC: 3%, 2%	ERC: 4%, 4%, 3%, 3%, 2%		
			Application fee = £150	Application fee = £150		

Key Criteria					
Credit Criteria		Applicants		Loan Size	
CCJs	0 in 36 months	Minimum Age	21 years	Minimum	£25,001
Default	0 in 36 months	Maximum Age	75 years at end of term	Maximum	Up to £500,000 available to 75% LTV
				Property value	
Bankruptcy/IVA	Discharged > 6 years 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	Minimum	£70,000
				Term	
Repossessions	None in last 6 years			Minimum	5 years
				Maximum	30 years

# Pepper 24 - SHARED OWNERSHIP

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

LMR = 1.10%

Effective 13th January 2022

LTV	LSV	2 Year Fixed		5 Year Fixed		Reversion Rates (LMR +)
		Initial Rate	Product Fee	Initial Rate	Product Fee	
75%	95%	5.00%	£250	5.30%	£250	3.90%
			ERC: 3%, 2%	ERC: 4%, 4%, 3%, 3%, 2%		
			Application fee = £150	Application fee = £150		

Key Criteria					
Credit Criteria		Applicants		Loan Size	
CCJs	0 in 24 months	Minimum Age	21 years	Minimum	£25,001
Default	0 in 24 months	Maximum Age	75 years at end of term	Maximum	Up to £500,000 available to 75% LTV
Bankruptcy/IVA	Discharged > 6 years 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	Property value	
				Minimum	£70,000
Repossessions	None in last 6 years			Term	
				Minimum	5 years
				Maximum	30 years