

Shared Ownership Residential Product Guide

January 2024

- Broad range & Better service
- Rates starting at 6.34% & dedicated case owner from application to offer
- Manual underwriting by a team of skilled decision makers

Version 4.6

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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 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
- 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
- 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 48 - SHARED OWNERSHIP

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

LMR = 6.15%

Effective 15th November 2023

Term	LTV	LSV	Initial Rate	Product Fee	Product Code	Reversion Rates (LMR +)
5 Year Fixed	75%	95%	6.34%	£250	S50927	3.90%
ERC: 4%, 4%, 3%, 3%, 2%						

Term	LTV	LSV	Initial Rate	Product Fee	Product Code	Reversion Rates (LMR +)
2 Year Fixed	75%	95%	6.79%	£250	S20885	3.90%
ERC: 3%, 2%						

Credit Criteria			
CCJs	0 registered in 48 months	Bankruptcy/IVA	Discharged > 6 years ago
Default	0 registered in 48 months	Repossessions	None in last 6 years
Default/ CCJ Value	No limit	Debt Management Plan	Considered if satisfied over 12 months ago
Secured Missed Payments	0 in 48 months (No arrears balance in last 6 months)		

Pepper 36 - SHARED OWNERSHIP

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

LMR = 6.15%

Effective 15th November 2023

Term	LTV	LSV	Initial Rate	Product Fee	Product Code	Reversion Rates (LMR +)
5 Year Fixed	75%	95%	6.34%	£250	S50928	3.90%
ERC: 4%, 4%, 3%, 3%, 2%						

Term	LTV	LSV	Initial Rate	Product Fee	Product Code	Reversion Rates (LMR +)
2 Year Fixed	75%	95%	6.79%	£250	S20886	3.90%
ERC: 3%, 2%						

Credit Criteria			
CCJs	0 registered in 36 months	Bankruptcy/IVA	Discharged > 6 years ago
Default	0 registered in 36 months	Repossessions	None in last 6 years
Default/ CCJ Value	No limit	Debt Management Plan	Considered if satisfied over 12 months ago
Secured Missed Payments	0 in 36 months (No arrears balance in last 6 months)		

Pepper 24 - SHARED OWNERSHIP

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

LMR = 6.15%

Effective 15th November 2023

Term	LTV	LSV	Initial Rate	Product Fee	Product Code	Reversion Rates (LMR +)
5 Year Fixed	75%	95%	6.74%	£250	S50929	3.90%
ERC: 4%, 4%, 3%, 3%, 2%						

Term	LTV	LSV	Initial Rate	Product Fee	Product Code	Reversion Rates (LMR +)
2 Year Fixed	75%	95%	6.94%	£250	S20887	3.90%
ERC: 3%, 2%						

Credit Criteria			
CCJs	0 registered in 24 months	Bankruptcy/IVA	Discharged > 6 years ago
Default	0 registered in 24 months	Repossessions	None in last 6 years
Default/ CCJ Value	No limit	Debt Management Plan	Considered if satisfied over 12 months ago
Secured Missed Payments	0 in 24 months (No arrears balance in last 6 months)		

Key Criteria

LMR = 6.15%
Effective 15th November 2023

Key Criteria			
Applicants		Property value	
Minimum Age	21 years	Minimum	£70,000
Maximum Age	75 years at end of term	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		