pepper money

Your **Pepper Money** Rates and Fees Guide

Home

Construction

Commercial

SMSF

Effective Date: 17 September 2026

SPECIAL Promotion

until 12th November 2026

Residential Home Loan

Prime Full Doc - No Risk Fees 80%≤90% for loans up to $1.5m in Cat 1 & 2 locations, units ≥ 40SQM.

SMSF Loan

Easy Refi 'Like for Like' - Prime Residential application fee waived

Contact Us:
1 800 737 737
Click here for broker hub.

Home loans
Find your fit

Product Option	Prime Home Loan	Non-conforming Home Loan			
	Prime	Near Prime Clear	Near Prime	Specialist	Specialist Plus
Full Doc					
Max LVR Purchase (Refinance)	95%, LPF can be capitalised to 98% (95% including LPF capitalisation)		95% (90%)	95% (85%)	80% (80%)
Min ABN/GST length for Self-employed	24 mths ABN 12 mths GST (if turnover > $75k)				
Alt Doc					
Max LVR Purchase (Refinance)	95% (95%)	90% (90%)	85% (80%)		75% (75%)
Min ABN/GST length for Self-employed	24 mths ABN 12 mths GST (if turnover > $75k)		12 mths ABN (clean credit) 6 mths GST (if turnover > $75k)	6 mths ABN 6 mths GST (if turnover > $75k)	12 mths ABN 12 mths GST (if turnover > $75k)
Income					
PAYG/Contract (Full time/Part time)	12 mths continuous employment (same industry), or 6mths employment (current employer)	1 day in role – including probation			
Casual or second job	12 mths continuous service (current employer)	6 mths continuous service (current employer) (min of 18 mths continuous employment within the same industry)			12 mths continuous service (current employer)
Overtime (100%)	100% if a condition of a borrower's employment, 50% if confirmed as being regular for 6 mths from the same employer.				
Commission/Bonuses (100%)	Average of last 2 years or most recent year if lower	Demonstrated over 12 mths			
Government Pensions (100%)	Pension; Carers (payment & allowance); Disability				
Family Tax Benefit or Child Support	100% if received for next 5 years	100% if the payment is received for < 5 years and if customer can maintain servicing once the payment ends			
Loan Purpose					
Cash out	Unlimited for acceptable purposes				
Cash out - Business use	X	✓	✓	✓	✓
Refinance - ATO Debt	X	✓	✓	✓	✓
Refinance Private Loans/Caveat/ Solicitor debts	Demonstrated repayments over 6 months	✓	✓	✓	✓
Debt Consolidation	Unlimited				Unlimited – Subject to capacity test
Credit profile					
Defaults Paid <$500	✓	✓	✓	✓	✓
<$1000 defaults - paid or unpaid	X	✓	✓	✓	✓
>$1000 - <$3000 defaults - paid or unpaid	X	X	✓	✓	✓
>$3000 defaults - paid or unpaid	X	X	>24 mths old	>12 mths old	<12 mths old
Part 9/10, Discharged Bankrupt 1 day, Companies in administration/DOCA	X	X	✓	✓	✓
Unsecured Debts – RHI (last 3 mths)	0	1	2-3	4-6	0 - X
Mortgage Debts – RHI (last 6 mths) prime lender	0	0	0	1	0 - X
Mortgage Debts – RHI (last 12 mths) non conforming / private lender	0	0	0	Refer to BDM	Refer to BDM

Home Loans

For new business effective: 17-Sep-26

Full Doc

Variable rates from

6.74%

Loan Size Limit

LVR (%)	Prime (Prime Home Loan)	Near Prime Clear (Non-conforming Home Loan)	Near Prime (Non-conforming Home Loan)	Specialist (Non-conforming Home Loan)	Specialist Plus (Non-conforming Home Loan)
Up to 65	$5.0m	$5.0m	$2.5m	$2.5m	$1.0m
>65-70	$5.0m	$5.0m	$2.5m	$2.0m	$1.0m
>70-75	$5.0m	$5.0m	$1.75m	$1.75m	$750k
>75-80	$5.0m	$5.0m	$1.5m	$1.25m	$750k
>80-90	$3.0m	$3.0m	$1.0m	$750k	
>90-95	$3.0m	$3.0m	$900k** / $750k^	$650k^	

Interest Rates

LVR (%)	Prime	Near Prime Clear	Near Prime	Specialist	Specialist Plus
Up to 55	6.74%	7.24%	7.69%	8.64%	9.74%
>55-65	6.74%	7.24%	7.69%	8.64%	9.74%
>65-70	6.99%	7.34%	7.79%	8.74%	9.84%
>70-75	7.09%	7.44%	7.79%	8.74%	9.84%
>75-80	7.09%	7.54%	7.99%	8.94%	10.14%
>80-85	7.99%	8.04%	8.59%	9.74%	
>85-90	8.29%	8.54%	9.09%	10.74%	
>90-95	8.39%	8.64%	9.19%	11.74%	

Interest Rate Loadings

	Prime	Near Prime Clear	Near Prime	Specialist	Specialist Plus
Large loans	0.50% >$2.5m 1.00% >$3.0m	0.50% >$2.5m 1.00% >$3.0m	0.50% >$1.5m	0.50% >$1m	0.50% >$1m
Investment loan	0.20%	0.35%	0.35%	0.35%	0.35%
Interest only	0.30%	0.30%	0.30%	0.30%	0.30%

Loan Protection Fee (LPF) - Standard

LVR (%)	Prime	Near Prime Clear	Near Prime	Specialist	Specialist Plus
Up to 70	0.00%	0.00%	0.35%	0.70%	0.70%
>70-80		LPF calculator	1.00%	1.15%	1.15%
>80-85	0.00% Promo#		1.30%	1.40%	
>85-90			1.85%	2.50%	
>90-95	LPF calculator		3.00%	3.50%	

General Fees

	Prime	Near Prime Clear	Near Prime	Specialist	Specialist Plus
Establishment Fee	$599**	$995**			
Monthly Admin Fee	$10 per split	$15 per split			
Legal Fee	From $330 (incl. GST) plus disbursements				
Discharge Fee	$500 per loan				
Title Protection Fee	$0	$0	$0	$400 per loan	
Fixed Rate Lock Fee	0.15% (min $750)				

** 1 Standard Valuation Included.

Prime Full Doc Promotion - 0.00% LPF applies when LVR >80% ≤90% for loan amounts up to $1.5m in Cat 1 & 2 locations. If the property type is a Unit then it must be ≥ 40SQM.

Loan size variants

*Syd, Mel, Bris

^Purchase Only

Important details

Max LVR: 95%

Max LVR with LPF Capitalised: 98%

Max Term: Up to 40 years

Target Market Determinations (TMD's) are available here

LPF - Custom

(Prime & Near Prime Clear)

- >$2.5m all LVRs
- Cat 3 & 4 all LVRs
- High Density Units >$1.5m
- Units <40sqm all LVRs

Refer to LPF calculator

Fixed Rate Loading

2 years:	0.50%
3 years:	0.60%
5 years:	0.80%
7 years:	1.00%
10 years:	1.40%

Fixed Rate: No Break Fees

Home Loans

For new business effective: 17-Sep-26

Alt Doc

Variable rates from

6.94%

LVR (%)	Prime Home Loan: Prime	Non-conforming Home Loan: Near Prime Clear	Near Prime	Specialist	Specialist Plus
Loan Size Limit					
Up to 65	$5.0m	$5.0m	$2.5m	$2.5m	$1.0m
>65-70	$5.0m	$5.0m	$2.5m	$2.0m	$1.0m
>70-75	$5.0m	$5.0m	$1.75m	$1.75m	$750k
>75-80	$5.0m	$5.0m	$1.5m	$1.25m	
>80-85	$3.0m	$3.0m	$1.0m^	$650k^	
>85-90	$3.0m	$3.0m			
>90-95	$3.0m				
Interest Rates					
Up to 55	6.94%	7.69%	7.89%	8.94%	10.14%
>55-65	7.04%	7.69%	7.89%	8.94%	10.14%
>65-70	7.04%	7.69%	7.89%	8.94%	10.14%
>70-75	7.14%	7.79%	7.99%	9.04%	10.34%
>75-80	7.14%	7.79%	8.09%	9.34%	
>80-85	7.94%	8.64%	8.89%	10.34%	
>85-90	9.24%	9.84%			
>90-95	9.49%				
Interest Rate Loadings					
Large loans	0.50% >$2.5m 1.00% >$3.0m	0.50% >$2.5m 1.00% >$3.0m	0.50% >$1.5m	0.50% >$1m	0.50% >$1m
Investment loan	0.20%	0.35%	0.35%	0.35%	0.35%
Interest only	0.15%	0.30%	0.30%	0.30%	0.30%
Loan Protection Fee (LPF) - Standard					
Up to 65	0.00%	0.00%	0.35%	0.70%	1.00%
>65-70	0.00%	0.00%	0.70%	0.80%	1.20%
>70-75	0.00%	LPF calculator	1.10%	1.50%	1.50%
>75-80	0.00%	LPF calculator	1.20%	1.50%	
>80-85	LPF calculator	LPF calculator	1.65%	2.00%	
>85-90	LPF calculator	LPF calculator			
>90-95	LPF calculator				

Loan size variants

^Purchase Only

Important details

Max LVR: 95%

Max LVR with LPF Capitalised: 95%

Max Term: Up to 40 years

Target Market Determinations (TMD's) are available here

LPF - Custom

(Prime & Near Prime Clear)

- >$2.5m all LVRs
- Cat 3 & 4 all LVRs
- High Density Units >$1.5m
- Units <40sqm all LVRs

Refer to LPF calculator

General Fees

	Prime	Near Prime Clear	Near Prime	Specialist	Specialist Plus
Establishment Fee	$599**	$995**			
Monthly Admin Fee	$10 per split	$15 per split			
Legal Fee	From $330 (incl. GST) plus disbursements				
Discharge Fee	$500 per loan				
Title Protection Fee	$0	$0	$0	$400 per loan	
Fixed Rate Lock Fee	0.15% (min $750)				

** 1 Standard Valuation Included.

Fixed Rate Loading

2 years:	0.50%
3 years:	0.60%
5 years:	0.80%
7 years:	1.00%
10 years:	1.40%

Fixed Rate: No Break Fees

Construction / Vacant Land

For new business effective: 17-Sep-26

Full Doc

Variable rates from

8.34%

Alt Doc

Variable rates from

8.34%

Target Market Determinations (TMD's) are [available here]

IMPORTANT:
Fixed rates available on Vacant Land only subject to standard Fixed Rate Loadings

Construction	Prime Construction		Non-conforming Construction	
Vacant Land	Prime Home Loan		Non-conforming Home Loan	
LVR (%)	Prime		Near Prime	

Loan Size Limit*

LVR (%)	Prime Full Doc	Prime Alt Doc	Near Prime Full Doc	Near Prime Alt Doc
Up to 70	$2.0m	$2.0m	$2.0m	$1.0m
>70-75	$1.75m	$1.75m	$1.75m	$1.0m
>75-80	$1.5m	$1.5m		$1.0m
>80-85	$1.50m	$1.0m	$1.20m	$1.0m
>85-95	$1.20m		$1.0m	
Vacant Land	Vacant residential land up to 5 acres available to 85% LVR (max loan size $1.50m up to 75% LVR and $1m from 75%-85% LVR)			

Interest Rates**

LVR (%)	Prime Full Doc	Prime Alt Doc	Near Prime Full Doc	Near Prime Alt Doc
Up to 55	8.34%	8.34%	8.64%	8.64%
>55-70	8.54%	8.54%	8.84%	8.84%
>70-75	8.54%	8.54%	8.84%	8.84%
>75-80	8.74%	8.74%	9.04%	9.04%
>80-85	9.34%	9.34%	9.99%	9.99%
>85-90	9.44%		10.29%	
>90-95	9.54%		10.59%	

Lender Protection Fee (LPF)

LVR (%)	Prime Full Doc	Prime Alt Doc	Near Prime Full Doc	Near Prime Alt Doc
Up to 65	refer to LPF calculator min 1.25% (vacant land to 85% LVR)	refer to LPF calculator min 1.25%	1.75%	2.00%
>65-70			1.75%	2.25%
>70-75			1.75%	2.50%
>75-80			2.00%	3.00%
>80-85			3.00%	3.00%
>85-95			4.50%	

General Fees

	Prime	Near Prime
Establishment Fee	$999	$1,200
Valuation Fee	At cost - Construction 1 Standard Valuation included in Establishment Fee - Vacant Land	
Progress Payment Valuation Fee	At cost	
Monthly Admin Fee	$10 per account split	$15 per account split
Legal Fee	From $330 (incl. GST) plus disbursement	
Discharge Fee	$500 per loan	
Title Protection Fee	$0	$400 per loan^^

Important details

*Available for Owner Occupier and Investment. Interest Only terms available up to 5 years for Vacant Land.
^^Title Protection Fee $0 for Vacant Land.
**Construction Interest rate reverts back to equivalent standard home loan rate at the end of the construction period.
Near Prime Clear Vacant Land applications accepted. Near Prime Interest Rates and Fees apply.

Commercial loans
Find your fit

	Prime		Near Prime	
	Full Doc	Alt Doc	Full Doc	Alt Doc
Max LVR	Up to 80%		Up to 80%	
Loan Term	Up to 30 years		Up to 30 years	
Interest Only	Maximum 5 years		Maximum 5 years	
Income Documentation (PAYG)	Last 1 payslip plus one supporting document	X	Last 1 payslip plus one supporting document	X
Income Documentation (Self-Employed)	• Last 2 years tax returns; • Last 2 years notice of assessments; or • Last 2 years Financial Statements	• ABN Registered for 24 mths; • GST registered for 12 mths; • Declaration of financial position plus one supporting document	• 1 year tax return verification (up to $1.5m), or • Last 2 years tax returns and either; • Last 2 years notice of assessments; or • Last 2 years Financial Statements	• ABN Registered for 24 mths; • GST registered for 12 mths; • Declaration of financial position plus one supporting document
Impairment up to $3,000 (defaults, judgementsand writs)	One paid default up to $500 (Consumer) and $2,500 (Commercial) may be considered		✓	
Impairment > 24 mths (defaults, judgements and writs)	X		✓	
Discharged Bankrupt 1 day	X		✓	
Mortgage Arrears	X		X	
Non-mortgage Arrears	X		✓	
Cash Out	Unlimited			

Acceptable Securities

Security Type	Maximum LVR
Serviced Apartments *	80%
Lifesytle properties **	80%
Studio Apartments	80%
Dual Key	80%
Residential (single security)	80%
Residential ≤3 dwellings (on one title)	80%
Residential >3 dwellings (on one title)	80%
Industrial Units/Warehouses/Factories	80%
Mixed Residential & Commercial Use	80%
Medical Suites	80%
Permitted Residential Residual Stock (see additional lending policy)	75%
Retail/Shop Front (incl. Restaurants/Cafes)	80%
Strata Office/ Office Showrooms	80%
Vacant Industrial land (Hardstand)	65%
Boarding Houses <10 / ≥10	80% / 65%
Child Care Centers	70%
Student Accomodation	70%
NDIS# (High Care)	55%
NDIS# (Non High Care)	70%

IMPORTANT:

*Serviced Apartments acceptable subject to:

- Permitted for permanent occupation based on zoning and planning permits
- Able to be removed from the letting pool. Copy of management agreement may be required to confirm.
- Valued as a standard residential property (Unit) with satisfactory comparable.

**Lifestyle Properties acceptable subject to: Not zoned rural or primary production and not considered to be income producing.

#Maximum loan amount for NDIS is $2m

Display Homes acceptable if not in a Display Village.

Commercial Loans

For new business effective: **17-Sep-26**

Full Doc

Variable rates from

7.79%

LVR (%)	Prime		Near Prime	
Loan Size Limit	Metro	Non- Metro	Metro	Non Metro
Up to 50	$5.0m		$4.0m	
>50-60	$4.5m		$4.0m	$3.5m
>60-65	$4.5m		$4.0m	$3.5m
>65-70	$4.0m	$3.5m	$4.0m	$2.5m
>70-75	$3.0m	$2.5m	$3.0m	$2.0m
>75-80	$2.5m		$2.5m	

Interest Rates

LVR (%)	Prime	Near Prime
Up to 50	7.79%	8.54%
>50-60	7.79%	8.54%
>60-65	7.79%	8.59%
>65-70	8.14%	8.74%
>70-75	8.24%	8.89%
>75-80	8.69%	9.09%

Alt Doc

Variable rates from

8.44%

Target Market Determinations (TMD's) are [available here]

LVR (%)	Prime		Near Prime	
Loan Size Limit	Metro	Non- Metro	Metro	Non Metro
Up to 50	$4.0m	$3.5m	$4.0m	$3.0m
>50-60	$4.0m	$3.0m	$4.0m	$2.0m
>60-65	$4.0m	$3.0m	$4.0m	$2.0m
>65-70	$3.0m	$2.0m	$3.0m	$1.5m
>70-75	$2.5m	$1.25m	$2.5m	
>75-80	$2.5m		$2.5m	

Interest Rates

LVR (%)	Prime	Near Prime
Up to 50	8.44%	8.94%
>50-60	8.44%	8.94%
>60-65	8.44%	9.09%
>65-70	8.69%	9.29%
>70-75	8.99%	9.39%
>75-80	9.74%	9.99%

General Fees

	Prime		Near Prime	
	Full Doc	Alt Doc	Full Doc	Alt Doc
Application Fee*	0.85% of loan amount	1.00% of loan amount	1.25% of loan amount	1.25% of loan amount
Monthly Admin. Fee	$25 per account split			
Legal Fee	From $750 (excl. GST) + disbursements			
Discharge Fee	$500 plus disbursements			
Early Repayment Fee	Equivalent to 2% of the initial loan amount, if the loan is repaid within the first 3 years (Non-regulated Commercial loans only).			
Valuation Fee	At cost			

Important details

* Min Application Fee $1,500 on unregulated facilities, Pepper reserves the right to charge 50% Application Fee at application. Near Prime products considered on a case by case basis. A min rate loading of 1% p.a. applies for credit impairment, subject to credit assessment.

SMSF loans
Find your fit

	Prime		Near Prime	
	Full Doc	Alt Doc	Full Doc	Alt Doc
Minimum assets within SMSF	$150k			
Max LVR	Up to 90% (refinance only of residential properties) Up to 80% (purchase and refinance of Business Real Property)			
Loan Term	10-30 years			
SMSF Income	Most recent 2 years financial statements OR If a new SMSF: 2 years of either Retail or Industry superannuation fund statements			
PAYG Income (If additional contributions sought)	Two recent payslips within 30 days, plus one supporting document			
Self-employed Income (If additional contributions sought)	Last 2 years of: • Tax returns • Notice of Assessments • Financial Statements	• 24 mths ABN • 12 mths GST • Declaration of financial position plus one supporting document	Last 2 years of: • Tax returns • Notice of Assessments • Financial Statements	• 24 mths ABN • 12 mths GST • Declaration of financial position plus one supporting document
Impairment up to $3000 (defaults, judgements and writs)	One paid default up to $500 (Consumer) up to $2,500 (Commercial)		✓	
Impairment > 24 mths	X		✓	
Mortgage arrears	X			
Non-mortgage arrears	X		✓	
Cash out	X			

Acceptable Securities

Business Real Property	Maximum LVR
Commercial	80%
Office	80%
Industrial	80%
Retail	80%
Registered Boarding House	65%
Residential - business purposes^	80%
Existing Residential (Refinance only)	**Maximum LVR**
Residential	90%
Lifestyle Properties*	80%
Serviced Apartments**	80%
Studio Apartments	80%
Dual Key	80%

IMPORTANT:

Business Real Property - is real property (land & buildings) used wholly and exclusively for business purposes.

Existing Residential refinance - residential securities are only eligible when acquired by SMSF prior to 10 August 2026. Purchases from that date must satisfy the Business Real property requirements.

*Lifestyle Properties acceptable subject to: Not zoned rural or primary production and not considered to be income producing.

**Serviced Apartments acceptable subject to:

- Permitted for permanent occupation based on zoning and planning permits.
- Valued as a standard residential property (Unit) with satisfactory comparable.

^e.g. Doctors/Vet Surgery (Operating)

SMSF Residential

For new business effective: 17-Sep-26

available for REFINANCE only

Full Doc

Variable rates from

7.09%

LVR (%)	Prime	Near Prime
Interest Rates		
Up to 60	7.09%	7.99%
>60-70	7.14%	8.19%
>70-80	7.39%	8.19%
>80-85	8.49%	8.99%
>85-90	8.69%	9.99%
Loan Size Limit*		
Up to 60	$3.0m	$3.0m
>60-65	$3.0m	$2.5m
>65-70	$2.5m	$2.0m
>70-75	$2.5m	$2.0m
>75-80	$2.0m	$1.5m
>80-90	$1.0m	$1.0m
Min Loan Amount	$100k	

Alt Doc

Variable rates from

7.09%

LVR (%)	Prime	Near Prime
Interest Rates		
Up to 60	7.09%	8.24%
>60-65	7.14%	8.24%
>65-70	7.14%	8.54%
>70-80	7.39%	8.54%
Loan Size Limit*		
Up to 60	$3.0m	$3.0m
>60-65	$3.0m	$2.5m
>65-70	$2.5m	$2.0m
>70-75	$2.5m	$2.0m
>75-80	$2.0m	$1.5m
Min Loan Amount	$100k	

General Fees

	Prime	Near Prime
Application Fee	$499 Waived - SMSF Easy Refi - Like for Like	0.50% of loan amount
Monthly Admin. Fee	$25 per month	
Legal Fee	$650 (excl.GST) + disbursements	
Discharge Fee	$500 plus disbursements	
Early Repayment Fee	Equivalent to 2% of the initial loan amount if the loan is repaid within the first 3 years.	
Valuation Fee	At cost	

Easy Refi 'Like for Like' - 'dollar for dollar' refinance of an existing SMSF mortgage loan and any loan set up fees; max LVR 80%.
Repayments and/or Interest rate must be lower than the loan being refinanced.

SMSF Commercial

For new business effective: 17-Sep-26

Full Doc

Variable rates from

7.64%

LVR (%)	Prime	Near Prime
Interest Rates		
Up to 50	7.64%	8.94%
>50-60	7.64%	8.94%
>60-65	7.74%	9.24%
>65-70	7.84%	9.34%
>70-75	7.94%	9.39%
>75-80	8.44%	9.59%
Loan Size Limit		
Up to 50	$5.0m	$4.0m
>50-60	$4.5m	$3.5m
>60-65	$4.5m	$3.5m
>65-70	$3.5m	$2.5m
>70-75	$2.5m	$2.0m
>75-80	$2.0m	$1.5m
Min Loan Amount	$100k	

Alt Doc

Variable rates from

7.64%

LVR (%)	Prime	Near Prime
Interest Rates		
Up to 50	7.64%	9.24%
>50-60	7.64%	9.24%
>60-65	7.74%	9.54%
>65-70	7.84%	9.64%
>70-75	7.94%	9.69%
>75-80	8.44%	9.89%
Loan Size Limit		
Up to 50	$5.0m	$4.0m
>50-60	$4.5m	$3.5m
>60-65	$4.5m	$3.5m
>65-70	$3.5m	$2.5m
>70-75	$2.5m	$2.0m
>75-80	$2.0m	$1.5m
Min Loan Amount	$100k	

General Fees

	Prime	Near Prime
Application Fee	1.00% of loan amount	1.25% of loan amount
Monthly Admin. Fee	$25 per month	
Legal Fee	$650 (excl.GST) + disbursements	
Discharge Fee	$500 plus disbursements	
Early Repayment Fee	Equivalent to 2% of the initial loan amount if the loan is repaid within the first 3 years.	
Valuation Fee	At cost	

Easy Refi - 'Like for Like'
'dollar for dollar' refinance of an existing SMSF mortgage loan and any loan set up fees; Max LVR 80%; Repayments and/or Interest Rate must be lower than the loan being refinanced.