



BUY TO LET LENDING

12th December 2024

Please check our website to ensure that this is the most up to date product guide.

THE RANGE:

PRIME (INC LTD CO)

PRIME HMO & MUB

PRIME EKO REWARD

CORE

CORE - LIMITED COMPANY

CORE TRACKERS

CORE HMO & MUB

EKO REWARD

When choosing the right mortgage for your client, bear in mind that whilst their circumstances and location are pivotal, the product itself is also very important - sometimes a product with a lower reversion rate or longer initial fixed rate can enhance your client's loan size.

Kensington review the Kensington Standard Rate (KSR) Quarterly. The current KSR rate is 4.75%.

This rate is set as of the 10th December 2024 and effective from the 1st January 2025 (all new mortgage application documentation is reflected with this rate from 11th December 2024). KSR is set using Bank of England base rate (BBR, the 'external rate'); KSR will never be more than 1% above the external rate, and will never be lower than the external rate (or 0%, whichever is the greater) at the time of reset.

THIS INFORMATION IS FOR INTERMEDIARIES ONLY

Kensington and Kensington Mortgages are trading names of Kensington Mortgage Company Limited. Registered in England & Wales: Company No. 03049877. Registered address: Ascot House, Maidenhead Office Park, Maidenhead SL6 3QQ. Kensington Mortgage Company Limited is authorised and regulated by the Financial Conduct Authority (Firm Reference No. 310336). Some investment mortgage contracts are not regulated by the FCA.



BUY TO LET PRODUCTS - PRIME

Buy to Let: Prime

- Assessed at Higher of Initial payrate or 5%
- Minimum Property Value £150,000

* See Credit Criteria page for full details

** Northern Ireland currently capped at 80% LTV and £500,000 maximum loan amount. Free Standard Legals incentive not currently available in Northern Ireland or for Limited Company.

Prime Buy to Let													
Product Category	Credit Criteria *	Initial Period	Interest Rate	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback	Reversion Margin (above KSR)
BTL Prime - Special	Prime	5 Year Fixed	4.49	5.00%	£25,000	£750,000	70	102400054	Prime, 70, 5, 4.49	Purchase, Remortgage	None	£0	2.50
BTL Prime - Special	Prime	5 Year Fixed	4.84	3.00%	£25,000	£750,000	70	122400005	Prime, 70, 5, 4.84, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Prime	Prime	5 Year Fixed	5.44	2.00%	£25,000	£750,000	70	112400418	Prime, 70, 5, 5.44	Purchase, Remortgage	None	£0	2.50
BTL Prime	Prime	5 Year Fixed	5.49	£1999	£25,000	£750,000	70	112400400	Prime, 70, 5, 5.49	Purchase, Remortgage	None	£0	2.50
BTL Prime - Special	Prime	5 Year Fixed	5.69	£0	£25,000	£750,000	70	122400007	Prime, 70, 5, 5.69, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Prime	Prime	5 Year Fixed	6.59	£0	£25,000	£750,000	70	112400422	Prime, 70, 5, 6.59, FV	Purchase	Free Vals	£0	2.50
BTL Prime	Prime	5 Year Fixed	6.59	£0	£25,000	£500,000	70	112400423	Prime, 70, 5, 6.59, FLFV	Remortgage	Free Vals, Free Standard Legals	£0	2.50
BTL Prime	Prime	5 Year Fixed	6.59	£0	£25,000	£750,000	70	112400424	Prime, 70, 5, 6.59, FVCB250	Remortgage	Free Vals	£250	2.50
BTL Prime - Special	Prime	5 Year Fixed	4.59	5.00%	£25,000	£750,000	75	122400001	Prime, 75, 5, 4.59, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Prime - Special	Prime	5 Year Fixed	4.89	3.00%	£25,000	£750,000	75	122400003	Prime, 75, 5, 4.89, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Prime - Special	Prime	5 Year Fixed	5.24	£4000	£25,000	£750,000	75	122400011	Prime, 75, 5, 5.24, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Prime - Special	Prime	5 Year Fixed	5.74	£0	£25,000	£750,000	75	122400009	Prime, 75, 5, 5.74, FV	Purchase, Remortgage	Free Vals	£0	2.50
Prime Buy to Let - Limited Company													
BTL Prime - Ltd Co - Special	Prime	5 Year Fixed	4.49	5.00%	£25,000	£750,000	70	102400055	Prime, 70, 5, 4.49	Purchase, Remortgage	None	£0	2.50
BTL Prime - Ltd Co - Special	Prime	5 Year Fixed	4.84	3.00%	£25,000	£750,000	70	122400006	Prime, 70, 5, 4.84, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Prime - Ltd Co	Prime	5 Year Fixed	5.44	2.00%	£25,000	£750,000	70	112400419	Prime, 70, 5, 5.44	Purchase, Remortgage	None	£0	2.50
BTL Prime - Ltd Co	Prime	5 Year Fixed	5.49	£1999	£25,000	£750,000	70	112400401	Prime, 70, 5, 5.49	Purchase, Remortgage	None	£0	2.50
BTL Prime - Ltd Co - Special	Prime	5 Year Fixed	5.69	£0	£25,000	£750,000	70	122400008	Prime, 70, 5, 5.69, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Prime - Ltd Co	Prime	5 Year Fixed	6.59	£0	£25,000	£750,000	70	112400425	Prime, 70, 5, 6.59, FV	Purchase	Free Vals	£0	2.50
BTL Prime - Ltd Co	Prime	5 Year Fixed	6.59	£0	£25,000	£750,000	70	112400426	Prime, 70, 5, 6.59, FVCB250	Remortgage	Free Vals	£250	2.50
BTL Prime - Ltd Co - Special	Prime	5 Year Fixed	4.59	5.00%	£25,000	£750,000	75	122400002	Prime, 75, 5, 4.59, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Prime - Ltd Co - Special	Prime	5 Year Fixed	4.89	3.00%	£25,000	£750,000	75	122400004	Prime, 75, 5, 4.89, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Prime - Ltd Co - Special	Prime	5 Year Fixed	5.24	£4000	£25,000	£750,000	75	122400012	Prime, 75, 5, 5.24, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Prime - Ltd Co - Special	Prime	5 Year Fixed	5.74	£0	£25,000	£750,000	75	122400010	Prime, 75, 5, 5.74, FV	Purchase, Remortgage	Free Vals	£0	2.50



PRIME BUY TO LET PRODUCTS - HMO & MUB

Prime: houses of multiple occupancy and multi-unit blocks

- Minimum Property Value £150,000
- Assessed at Higher of Initial payrate or 5%
- Maximum loan; £750,000 (unless stated)
- HMO and MUBs are available to first time landlords as long as the total combined minimum income for the application is £75,000, at least one applicant must be a residential homeowner unless at least one applicant needs to earn a minimum of £40,000 OR be in tied accommodation.
- HMO properties must be readily saleable as a family home.

* See Credit Criteria page for full details

** HMO & MUB products are not available in Northern Ireland

Prime Buy to Let - HMO & MUB													
Product Category	Credit Criteria *	Initial Period	Interest Rate	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback	Reversion Margin (above KSR)
HMO and MUB	Prime	5 Year Fixed	5.69	2.00%	£25,000	£750,000	70	112400427	Prime HMO MUB, 70, 5, 5.69	Purchase, Remortgage	None	£0	2.50
HMO and MUB	Prime	5 Year Fixed	5.74	£1999	£25,000	£750,000	70	112400429	Prime HMO MUB, 70, 5, 5.74	Purchase, Remortgage	None	£0	2.50
Prime Buy to Let - Limited Company HMO & MUB													
HMO and MUB - Ltd Co	Prime	5 Year Fixed	5.69	2.00%	£25,000	£750,000	70	112400428	Prime HMO MUB, 70, 5, 5.69	Purchase, Remortgage	None	£0	2.50
HMO and MUB - Ltd Co	Prime	5 Year Fixed	5.74	£1999	£25,000	£750,000	70	112400430	Prime HMO MUB, 70, 5, 5.74	Purchase, Remortgage	None	£0	2.50



PRIME BUY TO LET PRODUCTS - EKO REWARD

£500 cashback for the most energy efficient homes

- Cashback paid following completion
- For properties with an EPC rating of A, B or C
- Minimum Property Value £150,000
- Assessed at Higher of Initial payrate or 5%

* See Credit Criteria page for full details

** Northern Ireland currently capped at 80% LTV

Prime Buy to Let - eKo Reward													
Product Category	Credit Criteria *	Initial Period	Interest Rate	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback	Reversion Margin (above KSR)
Prime eKo Reward	Prime	5 Year Fixed	6.59	£0	£25,000	£750,000	70	112400431	Prime, 70, 5, 6.59, FVCB500	Purchase	Free Vals	£500	2.50
Prime Buy to Let - Limited Company eKo Reward													
Prime eKo Reward - Ltd Co.	Prime	5 Year Fixed	6.59	£0	£25,000	£750,000	70	112400432	Prime, 70, 5, 6.59, FVCB500	Purchase	Free Vals	£500	2.50



BUY TO LET PRODUCTS - CORE

Buy to Let: For your individual landlords

- Minimum loan; £25,000
- Maximum loan; £750,000 (unless stated)
- Minimum Property Value £100,000
- Assessed at rates between 7.50% and 9.54%

* See Credit Criteria page for full details

** Northern Ireland currently capped at 80% LTV and £500,000 maximum loan amount. Free Standard Legals incentive not currently available in Northern Ireland.

Buy to Let - Core													
Product Category	Credit Criteria *	Initial Period	Interest Rate	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback	Reversion Margin (above KSR)
BTL Core - Special	Core	2 Year Fixed	3.89	5.00%	£25,000	£750,000	70	082400156	Core, 70, 2, 3.89, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core - Special	Core	5 Year Fixed	6.04	£0	£25,000	£750,000	70	112400186	CORE, 70, 5, 6.04	Purchase, Remortgage	None	£0	2.50
BTL Core - Special	Core	2 Year Fixed	6.59	£0	£25,000	£750,000	70	112400184	CORE, 70, 2, 6.59, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core - Special	Core	2 Year Fixed	3.99	5.00%	£25,000	£750,000	75	082400303	Core, 75, 2, 3.99, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core	Core	1 Year Fixed	4.69	2.00%	£25,000	£750,000	75	112400396	Core, 75, 1, 4.69	Purchase, Remortgage	None	£0	2.50
BTL Core - Special	Core	2 Year Fixed	4.84	3.00%	£25,000	£750,000	75	112400234	Core, 75, 2, 4.84, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core - Special	Core	5 Year Fixed	4.94	5.00%	£25,000	£750,000	75	112400230	CORE, 75, 5, 4.94	Purchase, Remortgage	None	£0	2.50
BTL Core - Special	Core	5 Year Fixed	5.14	3.00%	£25,000	£750,000	75	112400232	CORE, 75, 5, 5.14	Purchase, Remortgage	None	£0	2.50
BTL Core - Special	Core	2 Year Fixed	5.64	£4000	£25,000	£750,000	75	112400160	CORE, 75, 2, 5.64, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core	Core	5 Year Fixed	5.69	2.00%	£25,000	£750,000	75	112400108	Core, 75, 5, 5.69	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	3 Year Fixed	5.69	2.00%	£25,000	£750,000	75	112400322	Core, 75, 3, 5.69	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	5 Year Fixed	5.74	£1999	£25,000	£750,000	75	112400190	Core, 75, 5, 5.74	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	2 Year Fixed	5.79	2.00%	£25,000	£750,000	75	112400106	Core, 75, 2, 5.79	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	3 Year Fixed	5.89	£1999	£25,000	£750,000	75	112400330	CORE, 75, 3, 5.89	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	2 Year Fixed	6.19	£1999	£25,000	£750,000	75	112400188	Core, 75, 2, 6.19	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	5 Year Fixed	6.79	£0	£25,000	£750,000	75	112400119	Core, 75, 5, 6.79, FV	Purchase	Free Vals	£0	2.50
BTL Core	Core	5 Year Fixed	6.79	£0	£25,000	£500,000	75	112400120	CORE, 75, 5, 6.79, FV	Remortgage	Free Vals, Free Standard Legals	£0	2.50
BTL Core	Core	5 Year Fixed	6.79	£0	£25,000	£750,000	75	112400121	Core, 75, 5, 6.79, FV	Remortgage	Free Vals	£250	2.50
BTL Core	Core	2 Year Fixed	6.99	£0	£25,000	£750,000	75	112400114	Core, 75, 2, 6.99, FV	Purchase	Free Vals	£0	2.50
BTL Core	Core	2 Year Fixed	6.99	£0	£25,000	£500,000	75	112400115	Core, 75, 2, 6.99, FV	Remortgage	Free Vals, Free Standard Legals	£0	2.50
BTL Core	Core	2 Year Fixed	6.99	£0	£25,000	£750,000	75	112400116	Core, 75, 2, 6.99, FV	Remortgage	Free Vals	£250	2.50
BTL Core	Core	1 Year Fixed	5.14	2.00%	£25,000	£750,000	80	112400398	Core, 80, 1, 5.14	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	5 Year Fixed	6.09	2.00%	£25,000	£750,000	80	112400112	Core, 80, 5, 6.09	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	5 Year Fixed	6.14	£1999	£25,000	£750,000	80	112400194	Core, 80, 5, 6.14	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	2 Year Fixed	6.39	2.00%	£25,000	£750,000	80	112400110	CORE, 80, 2, 6.39	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	2 Year Fixed	6.64	£1999	£25,000	£750,000	80	112400192	CORE, 80, 2, 6.64	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	5 Year Fixed	7.29	£0	£25,000	£750,000	80	112400129	CORE, 80, 5, 7.29, FV	Purchase	Free Vals	£0	2.50
BTL Core	Core	5 Year Fixed	7.29	£0	£25,000	£500,000	80	112400130	Core, 80, 5, 7.29, FV	Remortgage	Free Vals, Free Standard Legals	£0	2.50
BTL Core	Core	5 Year Fixed	7.29	£0	£25,000	£750,000	80	112400131	CORE, 80, 5, 7.29, FV	Remortgage	Free Vals	£250	2.50
BTL Core	Core	2 Year Fixed	7.54	£0	£25,000	£750,000	80	112400124	Core, 80, 2, 7.54, FV	Purchase	Free Vals	£0	2.50
BTL Core	Core	2 Year Fixed	7.54	£0	£25,000	£500,000	80	112400125	Core, 80, 2, 7.54, FV	Remortgage	Free Vals, Free Standard Legals	£0	2.50
BTL Core	Core	2 Year Fixed	7.54	£0	£25,000	£750,000	80	112400126	Core, 80, 2, 7.54, FV	Remortgage	Free Vals	£250	2.50



BUY TO LET PRODUCTS - CORE LIMITED COMPANY

Buy to Let: For your limited company landlords

- Minimum loan: £25,000
- Maximum loan: £750,000 (unless stated)
- Minimum Property Value £100,000
- Assessed at rates between 7.50% and 9.54%

* See Credit Criteria page for full details

** Northern Ireland currently capped at 80% LTV and £500,000 maximum loan amount. Free Standard Legals incentive not currently available in Northern Ireland or for Limited Company.

Buy to Let - Core Limited Company													
Product Category	Credit Criteria *	Initial Period	Interest Rate	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback	Reversion Margin (above KSR)
BTL Core - Ltd Co. - Special	Core	2 Year Fixed	3.89	5.00%	£25,000	£750,000	70	082400157	Core, 70, 2, 3.89, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core - Ltd Co. - Special	Core	5 Year Fixed	6.04	£0	£25,000	£750,000	70	112400187	CORE, 70, 5, 6.04	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co. - Special	Core	2 Year Fixed	6.59	£0	£25,000	£750,000	70	112400439	CORE, 70, 2, 6.59, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core - Ltd Co. - Special	Core	2 Year Fixed	3.99	5.00%	£25,000	£750,000	75	082400304	Core, 75, 2, 3.99, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core - Ltd Co.	Core	1 Year Fixed	4.69	2.00%	£25,000	£750,000	75	112400397	Core, 75, 1, 4.69	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co. - Special	Core	2 Year Fixed	4.84	3.00%	£25,000	£750,000	75	112400235	Core, 75, 2, 4.84, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core - Ltd Co. - Special	Core	5 Year Fixed	4.94	5.00%	£25,000	£750,000	75	112400231	CORE, 75, 5, 4.94	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co. - Special	Core	5 Year Fixed	5.14	3.00%	£25,000	£750,000	75	112400233	CORE, 75, 5, 5.14	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co. - Special	Core	2 Year Fixed	5.64	£4000	£25,000	£750,000	75	112400161	CORE, 75, 2, 5.64, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	5.69	2.00%	£25,000	£750,000	75	112400109	Core, 75, 5, 5.69	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	3 Year Fixed	5.69	2.00%	£25,000	£750,000	75	112400323	Core, 75, 3, 5.69	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	5.74	£1999	£25,000	£750,000	75	112400191	Core, 75, 5, 5.74	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	5.79	2.00%	£25,000	£750,000	75	112400107	Core, 75, 2, 5.79	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	3 Year Fixed	5.89	£1999	£25,000	£750,000	75	112400331	CORE, 75, 3, 5.89	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	6.19	£1999	£25,000	£750,000	75	112400189	Core, 75, 2, 6.19	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	6.79	£0	£25,000	£750,000	75	112400122	Core, 75, 5, 6.79, FV	Purchase	Free Vals	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	6.79	£0	£25,000	£750,000	75	112400123	Core, 75, 5, 6.79, FVCB250	Remortgage	Free Vals	£250	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	6.99	£0	£25,000	£750,000	75	112400117	Core, 75, 2, 6.99, FV	Purchase	Free Vals	£0	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	6.99	£0	£25,000	£750,000	75	112400118	Core, 75, 2, 6.99, FVCB250	Remortgage	Free Vals	£250	2.50
BTL Core - Ltd Co.	Core	1 Year Fixed	5.14	2.00%	£25,000	£750,000	80	112400399	Core, 80, 1, 5.14	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	6.09	2.00%	£25,000	£750,000	80	112400113	Core, 80, 5, 6.09	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	6.14	£1999	£25,000	£750,000	80	112400195	Core, 80, 5, 6.14	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	6.39	2.00%	£25,000	£750,000	80	112400111	CORE, 80, 2, 6.39	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	6.64	£1999	£25,000	£750,000	80	112400193	CORE, 80, 2, 6.64	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	7.29	£0	£25,000	£750,000	80	112400132	CORE, 80, 5, 7.29, FV	Purchase	Free Vals	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	7.29	£0	£25,000	£750,000	80	112400133	CORE, 80, 5, 7.29, FVCB250	Remortgage	Free Vals	£250	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	7.54	£0	£25,000	£750,000	80	112400127	Core, 80, 2, 7.54, FV	Purchase	Free Vals	£0	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	7.54	£0	£25,000	£750,000	80	112400128	Core, 80, 2, 7.54, FVCB250	Remortgage	Free Vals	£250	2.50



BUY TO LET PRODUCTS - CORE TRACKER

Buy to Let: Tracker Rates

- Product tracks Kensington Standard Rate (KSR); current KSR can be found on Page 1
- Minimum Property Value £100,000
- Assessed at rates between 7.50% and 9.54%

* See Credit Criteria page for full details

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Buy to Let - Core Tracker													
Product Category	Credit Criteria *	Initial Period	Interest Rate	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback	Reversion Margin (above KSR)
BTL Core	Core	2 Year Tracker	5.69 (KSR + 0.94%)	3.00%	£25,000	£750,000	75	022400301	Core Track, 75, 2, 0.94, FV	Purchase	Free Vals	£0	2.50
BTL Core	Core	2 Year Tracker	6.38 (KSR + 1.63%)	£1999	£25,000	£750,000	80	022400303	Core Track, 80, 2, 1.63, FV	Purchase	Free Vals	£0	2.50
Buy to Let - Core Tracker Limited Company													
BTL Core - Ltd Co.	Core	2 Year Tracker	5.69 (KSR + 0.94%)	3.00%	£25,000	£750,000	75	022400302	Core Track, 75, 2, 0.94, FV	Purchase	Free Vals	£0	2.50
BTL Core - Ltd Co.	Core	2 Year Tracker	6.38 (KSR + 1.63%)	£1999	£25,000	£750,000	80	022400304	Core Track, 80, 2, 1.63, FV	Purchase	Free Vals	£0	2.50



BUY TO LET PRODUCTS - HMO & MUB

For your clients with houses of multiple occupancy and multi-unit blocks

- Maximum loan; £750,000 (unless stated)
- HMO and MUBs are available to first time landlords as long as the total combined minimum income for the application is £75,000, at least one applicant must be a residential homeowner unless at least one applicant needs to earn a minimum of £40,000 OR be in tied accommodation.
- HMO properties must be readily saleable as a family home.
- Minimum Property Value £100,000
- Assessed at rates between 7.50% and 9.54%

* See Credit Criteria page for full details

** HMO & MUB products are not available in Northern Ireland

Buy to Let - HMO & MUB													
Product Category	Credit Criteria *	Initial Period	Interest Rate	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback	Reversion Margin (above KSR)
Buy to Let HMO & MUB - Special	Core	2 Year Fixed	4.95	3.00%	£25,000	£750,000	75	112400464	HMO MUB, 75, 2, 4.95	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB	Core	5 Year Fixed	5.84	2.00%	£25,000	£750,000	75	112400136	HMO MUB, 75, 5, 5.84	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB	Core	5 Year Fixed	5.89	£1999	£25,000	£750,000	75	112400198	HMO MUB, 75, 5, 5.89	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB - Special	Core	5 Year Fixed	5.99	£0	£25,000	£750,000	75	112400360	HMO MUB, 75, 5, 5.99	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB	Core	2 Year Fixed	6.59	2.00%	£25,000	£750,000	75	112400134	HMO MUB, 75, 2, 6.59	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB	Core	2 Year Fixed	6.69	£1999	£25,000	£750,000	75	112400196	HMO MUB, 75, 2, 6.69	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB	Core	5 Year Fixed	6.19	2.00%	£25,000	£750,000	80	112400140	HMO MUB, 80, 5, 6.19	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB	Core	5 Year Fixed	6.24	£1999	£25,000	£750,000	80	112400202	HMO MUB, 80, 5, 6.24	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB	Core	2 Year Fixed	7.09	2.00%	£25,000	£750,000	80	112400138	HMO MUB, 80, 2, 7.09	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB	Core	2 Year Fixed	7.19	£1999	£25,000	£750,000	80	112400200	HMO MUB, 80, 2, 7.19	Purchase, Remortgage	None	£0	2.50
Buy to Let - Limited Company HMO & MUB													
Buy to Let HMO & MUB - Ltd Co. - Special	Core	2 Year Fixed	4.95	3.00%	£25,000	£750,000	75	112400465	HMO MUB, 75, 2, 4.95	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB - Ltd Co.	Core	5 Year Fixed	5.84	2.00%	£25,000	£750,000	75	112400137	HMO MUB, 75, 5, 5.84	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB - Ltd Co.	Core	5 Year Fixed	5.89	£1999	£25,000	£750,000	75	112400199	HMO MUB, 75, 5, 5.89	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB - Ltd Co. - Special	Core	5 Year Fixed	5.99	£0	£25,000	£750,000	75	112400361	HMO MUB, 75, 5, 5.99	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB - Ltd Co.	Core	2 Year Fixed	6.59	2.00%	£25,000	£750,000	75	112400135	HMO MUB, 75, 2, 6.59	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB - Ltd Co.	Core	2 Year Fixed	6.69	£1999	£25,000	£750,000	75	112400197	HMO MUB, 75, 2, 6.69	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB - Ltd Co.	Core	5 Year Fixed	6.19	2.00%	£25,000	£750,000	80	112400141	HMO MUB, 80, 5, 6.19	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB - Ltd Co.	Core	5 Year Fixed	6.24	£1999	£25,000	£750,000	80	112400203	HMO MUB, 80, 5, 6.24	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB - Ltd Co.	Core	2 Year Fixed	7.09	2.00%	£25,000	£750,000	80	112400139	HMO MUB, 80, 2, 7.09	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB - Ltd Co.	Core	2 Year Fixed	7.19	£1999	£25,000	£750,000	80	112400201	HMO MUB, 80, 2, 7.19	Purchase, Remortgage	None	£0	2.50



BUY TO LET PRODUCTS - EKO REWARD

£500 cashback for the most energy efficient homes

- Cashback paid following completion
- For properties with an EPC rating of A, B or C
- Minimum Property Value £100,000
- Assessed at rates between 7.50% and 9.54%

* See Credit Criteria page for full details

** Northern Ireland currently capped at 80% LTV

Buy to Let - eKo Reward													
Product Category	Credit Criteria *	Initial Period	Interest Rate	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback	Reversion Margin (above KSR)
eKo Reward	Core	5 Year Fixed	6.79	£0	£25,000	£500,000	75	112400176	CORE, 75, 5, 6.79, FVCB500	Purchase	Free Vals	£500	2.50
eKo Reward	Core	2 Year Fixed	6.99	£0	£25,000	£500,000	75	112400174	Core, 75, 2, 6.99, FVCB500	Purchase	Free Vals	£500	2.50
eKo Reward	Core	5 Year Fixed	7.29	£0	£25,000	£500,000	80	112400180	CORE, 80, 5, 7.29, FVCB500	Purchase	Free Vals	£500	2.50
eKo Reward	Core	2 Year Fixed	7.54	£0	£25,000	£500,000	80	112400178	Core, 80, 2, 7.54, FVCB500	Purchase	Free Vals	£500	2.50
Buy to Let - Limited Company eKo Reward													
eKo Reward - Ltd Co.	Core	5 Year Fixed	6.79	£0	£25,000	£500,000	75	112400177	CORE, 75, 5, 6.79, FVCB500	Purchase	Free Vals	£500	2.50
eKo Reward - Ltd Co.	Core	2 Year Fixed	6.99	£0	£25,000	£500,000	75	112400175	Core, 75, 2, 6.99, FVCB500	Purchase	Free Vals	£500	2.50
eKo Reward - Ltd Co.	Core	5 Year Fixed	7.29	£0	£25,000	£500,000	80	112400181	CORE, 80, 5, 7.29, FVCB500	Purchase	Free Vals	£500	2.50
eKo Reward - Ltd Co.	Core	2 Year Fixed	7.54	£0	£25,000	£500,000	80	112400179	Core, 80, 2, 7.54, FVCB500	Purchase	Free Vals	£500	2.50



BUY TO LET CRITERIA SUMMARY

Minimum loan amount	£25,000
Maximum loan amount	Buy to Let loans are available to a maximum of £750k (£500k in Northern Ireland). Please refer to individual product range. Please note that our maximum lending to an individual (or joint applicants) is limited to no greater than £2m combined across Residential and Buy to Let mortgages.
Employment status	Employed / Self-Employed.
Region	England, Wales, mainland Scotland and Northern Ireland only.
Minimum age (at submission)	For one of the applicants is 21yrs. Minimum age at submission for all other applicants is 18yrs. For Limited Company all directors must be aged 21 or over.
Minimum term	5 Years, except: The minimum term for 5-year fixed rates is 6 Years.
Maximum term	40 Years.
Debt Service Coverage Ratio (DSCR)	Individual Lower rate tax payer is 125% or 130% for HMO & MUB. Higher rate tax payer is 145% or 160% for HMO & MUB. Limited Company is 125% or 130% for HMO & MUB.
Minimum valuation	£100,000 (£150,000 for all Prime products)
New build	Subject to product maximums and underwriter discretion regarding new build exposure. Once an Offer is produced it is valid for a 180-day period. Extensions may be granted on purchase applications subject to reassessment of the client, income (where applicable), re-inspection of the property (where applicable) and new product. New build properties are not acceptable for HMO and MUB applications.
Minimum income	For first time landlords who are existing residential homeowners, there is no minimum income requirement to support their mortgage application. For First Time Buyer & Non Owner Occupier, at least one applicant must be an existing Residential homeowner unless they have owned at least 1 BTL property for 2 years currently OR 4 or more Buy to Let properties OR their employer provides tied accommodation OR at least one applicant earns a minimum of £40,000.
Referencing	At least one applicant must be an existing Residential homeowner, unless they have owned 4 or more Buy to Let properties or their employer provides tied accommodation or at least one applicant earns a minimum of £40,000. HMO and MUBs are not available if the property is located in Northern Ireland. HMO and MUBs are available to first time landlords as long as the total combined minimum income for the application is £75,000, at least one applicant must be a residential homeowner unless at least one applicant needs to earn a minimum of £40,000 OR be in tied accommodation. Credit search and valuation report will be obtained by Kensington. Current and previous mortgage history (both Buy to Let and Residential) will be verified by reference to Credit Bureau data where possible. For employed income please provide the most recent payslip and the latest P60/last payslip of the financial year, or a copy of the for self-employed applicant's most recent finalised and agreed accounts (for tax assessment) attached to their headed paper or SA302.
Let to Buy	We will consider a BTL application where an applicant intends to let their existing residential property. We will require details of the new residential address that the applicant is moving in to and a copy of the mortgage offer from the new lender.
Portfolio landlord (with 4 or more mortgaged properties)	There is no overall portfolio limit (Kensington exposure to £2m). All portfolio landlords must complete a portfolio summary, with a minimum of 3 BTL mortgages to be verified and provide the 3 largest Assured Shorthold Tenancy agreements.
Limited Company Buy to Let	Lending to Limited Companies: Specific SIC codes only: 68100 - Buying and selling of own real estate; 68209 - Other letting and operating of own or leased real estate; 68320 - Management of real estate on a fee or contract basis; 68201 - Renting and operating of Housing Association real estate. Maximum 4 directors (at least one director must hold a minimum shareholding of 20%). Applicant Directors must have a combined shareholding of 100% of the company. All Guarantors will be underwritten. Standard BTL criteria that applies to individual landlords, will also apply to Guarantors on Limited Company BTL. All individual directors must provide a personal guarantee on a joint and several basis. They will also be required to receive independent legal advice on the nature and effect of the guarantee being provided. HMO and MUB applications are acceptable (Not available in Northern Ireland).
Property Changes	If your client needs to change their property after the case has been submitted; this is something we can do if the valuation has not been carried out. Please contact us for full details.
Prime/Core Credit History	Refer to BTL credit summary page
Product Transfers	For more information visit www.kensingtonmortgages.co.uk/intermediaries/product-transfers . You will be emailed if your clients are eligible 4 months before their fixed rate is ending.

THIS INFORMATION IS FOR INTERMEDIARIES ONLY

Kensington and Kensington Mortgages are trading names of Kensington Mortgage Company Limited. Registered in England & Wales: Company No. 03049877. Registered address: Ascot House, Maidenhead Office Park, Maidenhead SL6 3QQ. Kensington Mortgage Company Limited is authorised and regulated by the Financial Conduct Authority (Firm Reference No. 310336). Some investment mortgage contracts are not regulated by the FCA.



BTL CREDIT SUMMARY

CRITERIA	PRIME	CORE
Ranges	Prime, Prime eKo, Prime HMO & MUB	Core, HMO & MUB, eKo
Defaults acceptable (if older than)	36 months No limit on number or value	24 months No limit on number or value
Secured Loan/Rent Arrears acceptable (if older than)	36 months	24 months
CCJs (unsatisfied CCJ's will be accepted at the underwriters discretion)	72 months ago No limit on number or value	24 months ago No limit on number or value
Unsecured Credit arrears acceptable if accounts now up to date	None in the last 12 months	Max status of 2 in last 12 months
Debt Management Plans (DMPs) accept with a track record of	Cannot actively be in a DMP, must have been closed over 12 months ago	12 months
No Payday loans, taken out within the last	12 months	12 months
Communication/Insurance/ Bank Account and utility defaults:	We don't take into account Communication/Insurance/ defaults. Utility defaults cannot exceed £250 per application. Bank account defaults/arrears will not be accepted including unauthorised overdrafts and bounced DDM/cheques.	We don't take into account Communication/Insurance/ defaults. Utility defaults cannot exceed £250 per application. Bank Account defaults/arrears subject to underwriter discretion.
Important bankruptcy update: We can accept customers that have not been, in last 6 years, subject to proceedings for Bankruptcy/ Sequestration or an Individual Voluntary Arrangement (IVA) / Protected Trust Deed and/or Debt Arrangement Scheme (DAS) and must be satisfied/ discharged and no longer showing on credit bureau		

For full criteria details:
www.kensingtonmortgages.co.uk/intermediaries/criteria

To find your local BDM:
www.kensingtonmortgages.co.uk/intermediaries/bdm

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ERC's

Term	Year 1	Year 2	Year 3	Year 4	Year 5
1 Year Fixed	1.50%				
2 Year Fixed	3.00%	2.00%			
3 Year Fixed	3.00%	2.00%	1.00%		
5 Year Fixed	5.00%	4.00%	3.00%	2.00%	1.00%
2 Year Tracker	1.00%	1.00%			

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