



BUY TO LET LENDING

10th May 2024

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

THE RANGE:

CORE

CORE - LIMITED COMPANY

CORE TRACKERS

PROPERTY PLUS

SPECIALIST (HMO / MUB)

EKO

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 5.35%.

This rate is set as of the 8th March 2024 and effective from the 1st April 2024 (all new mortgage application documentation is reflected with this rate from 9th March 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 - CORE

Buy to Let: For your individual landlords

- Minimum loan; £25,000
- Maximum loan; £750,000 (unless stated)

* See Credit Criteria page for full details

** Northern Ireland currently capped at 80% LTV and £500,000 maximum loan amount. Free 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	4.15	5.00%	£25,000	£750,000	70	022400239	Core, 70, 2, 4.15, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core - Special	Core	2 Year Fixed	4.54	5.00%	£25,000	£750,000	75	022400411	Core, 75, 2, 4.54, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core - Special	Core	5 Year Fixed	4.69	5.00%	£25,000	£750,000	75	032400231	Core, 75, 5, 4.69, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core - Special	Core	2 Year Fixed	5.04	3.00%	£25,000	£750,000	75	032400237	Core, 75, 2, 5.04, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core - Special	Core	5 Year Fixed	5.09	3.00%	£25,000	£750,000	75	032400005	Core, 75, 5, 5.09, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core	Core	5 Year Fixed	5.39	2.00%	£25,000	£750,000	75	032400145	Core, 75, 5, 5.39	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	5 Year Fixed	5.44	£1999	£25,000	£750,000	75	032400213	Core, 75, 5, 5.44	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	3 Year Fixed	5.49	2.00%	£25,000	£750,000	75	032400239	Core, 75, 3, 5.49	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	3 Year Fixed	5.54	£1999	£25,000	£750,000	75	032400241	Core, 75, 3, 5.54	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	2 Year Fixed	5.79	2.00%	£25,000	£750,000	75	032400143	Core, 75, 2, 5.79	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	2 Year Fixed	5.84	£1999	£25,000	£750,000	75	032400211	Core, 75, 2, 5.84	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	5 Year Fixed	6.44	£0	£25,000	£750,000	75	032400156	Core, 75, 5, 6.44, FV	Purchase	Free Vals	£0	2.50
BTL Core	Core	5 Year Fixed	6.44	£0	£25,000	£750,000	75	032400157	Core, 75, 5, 6.44, FLFV	Remortgage	Free Vals, Free Legals	£0	2.50
BTL Core	Core	5 Year Fixed	6.44	£0	£25,000	£750,000	75	032400158	Core, 75, 5, 6.44, FVCB250	Remortgage	Free Vals	£250	2.50
BTL Core	Core	2 Year Fixed	6.79	£0	£25,000	£750,000	75	032400151	Core, 75, 2, 6.79, FV	Purchase	Free Vals	£0	2.50
BTL Core	Core	2 Year Fixed	6.79	£0	£25,000	£750,000	75	032400152	Core, 75, 2, 6.79, FLFV	Remortgage	Free Vals, Free Legals	£0	2.50
BTL Core	Core	2 Year Fixed	6.79	£0	£25,000	£750,000	75	032400153	Core, 75, 2, 6.79, FVCB250	Remortgage	Free Vals	£250	2.50
BTL Core	Core	5 Year Fixed	6.49	2.00%	£25,000	£750,000	80	032400149	Core, 80, 5, 6.49	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	5 Year Fixed	6.59	£1999	£25,000	£750,000	80	032400217	Core, 80, 5, 6.59	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	2 Year Fixed	6.64	2.00%	£25,000	£750,000	80	032400147	Core, 80, 2, 6.64	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	2 Year Fixed	6.74	£1999	£25,000	£750,000	80	032400215	Core, 80, 2, 6.74	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	5 Year Fixed	7.49	£0	£25,000	£750,000	80	032400166	Core, 80, 5, 7.49, FV	Purchase	Free Vals	£0	2.50
BTL Core	Core	5 Year Fixed	7.49	£0	£25,000	£750,000	80	032400167	Core, 80, 5, 7.49, FLFV	Remortgage	Free Vals, Free Legals	£0	2.50
BTL Core	Core	5 Year Fixed	7.49	£0	£25,000	£750,000	80	032400168	Core, 80, 5, 7.49, FVCB250	Remortgage	Free Vals	£250	2.50
BTL Core	Core	2 Year Fixed	7.64	£0	£25,000	£750,000	80	032400161	Core, 80, 2, 7.64, FV	Purchase	Free Vals	£0	2.50
BTL Core	Core	2 Year Fixed	7.64	£0	£25,000	£750,000	80	032400162	Core, 80, 2, 7.64, FLFV	Remortgage	Free Vals, Free Legals	£0	2.50
BTL Core	Core	2 Year Fixed	7.64	£0	£25,000	£750,000	80	032400163	Core, 80, 2, 7.64, FVCB250	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)

* See Credit Criteria page for full details

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

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	4.15	5.00%	£25,000	£750,000	70	032400002	Core, 70, 2, 4.15, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core - Ltd Co. - Special	Core	2 Year Fixed	4.54	5.00%	£25,000	£750,000	75	032400010	Core, 75, 2, 4.54, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core - Ltd Co. - Special	Core	5 Year Fixed	4.69	5.00%	£25,000	£750,000	75	032400232	Core, 75, 5, 4.69, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core - Ltd Co. - Special	Core	2 Year Fixed	5.04	3.00%	£25,000	£750,000	75	032400238	Core, 75, 2, 5.04, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core - Ltd Co. - Special	Core	5 Year Fixed	5.09	3.00%	£25,000	£750,000	75	032400006	Core, 75, 5, 5.09, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	5.39	2.00%	£25,000	£750,000	75	032400146	Core, 75, 5, 5.39	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	5.44	£1999	£25,000	£750,000	75	032400214	Core, 75, 5, 5.44	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	3 Year Fixed	5.49	2.00%	£25,000	£750,000	75	032400240	Core, 75, 3, 5.49	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	3 Year Fixed	5.54	£1999	£25,000	£750,000	75	032400242	Core, 75, 3, 5.54	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	5.79	2.00%	£25,000	£750,000	75	032400144	Core, 75, 2, 5.79	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	5.84	£1999	£25,000	£750,000	75	032400212	Core, 75, 2, 5.84	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	6.44	£0	£25,000	£750,000	75	032400159	Core, 75, 5, 6.44, FV	Purchase	Free Vals	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	6.44	£0	£25,000	£750,000	75	032400160	Core, 75, 5, 6.44, FVCB250	Remortgage	Free Vals	£250	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	6.79	£0	£25,000	£750,000	75	032400154	Core, 75, 2, 6.79, FV	Purchase	Free Vals	£0	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	6.79	£0	£25,000	£750,000	75	032400155	Core, 75, 2, 6.79, FVCB250	Remortgage	Free Vals	£250	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	6.49	2.00%	£25,000	£750,000	80	032400150	Core, 80, 5, 6.49	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	6.59	£1999	£25,000	£750,000	80	032400218	Core, 80, 5, 6.59	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	6.64	2.00%	£25,000	£750,000	80	032400148	Core, 80, 2, 6.64	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	6.74	£1999	£25,000	£750,000	80	032400216	Core, 80, 2, 6.74	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	7.49	£0	£25,000	£750,000	80	032400169	Core, 80, 5, 7.49, FV	Purchase	Free Vals	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	7.49	£0	£25,000	£750,000	80	032400170	Core, 80, 5, 7.49, FVCB250	Remortgage	Free Vals	£250	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	7.64	£0	£25,000	£750,000	80	032400164	Core, 80, 2, 7.64, FV	Purchase	Free Vals	£0	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	7.64	£0	£25,000	£750,000	80	032400165	Core, 80, 2, 7.64, 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

* See Credit Criteria page for full details

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

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 - Special	Core	2 Year Tracker	6.29 (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	6.98 (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. - Special	Core	2 Year Tracker	6.29 (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	6.98 (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 - PROPERTY PLUS

For homes of non-standard construction

- Maximum loan amount; £500,000
- For a full list of accepted property types, please visit www.kensingtonmortgages.co.uk/intermediaries/lendingcriteria

* See Credit Criteria page for full details

** Free legals incentive not currently available in Northern Ireland.

Buy to Let - Property Plus													
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)
Property Plus	Core	5 Year Fixed	5.74	£1999	£25,000	£500,000	75	032400221	Core, 75, 5, 5.74	Purchase, Remortgage	None	£0	2.50
Property Plus	Core	2 Year Fixed	6.14	£1999	£25,000	£500,000	75	032400219	Core, 75, 2, 6.14	Purchase, Remortgage	None	£0	2.50
Property Plus	Core	5 Year Fixed	6.74	£0	£25,000	£500,000	75	032400184	Core, 75, 5, 6.74, FV	Purchase	Free Vals	£0	2.50
Property Plus	Core	5 Year Fixed	6.74	£0	£25,000	£500,000	75	032400185	Core, 75, 5, 6.74, FLV	Remortgage	Free Vals, Free Legals	£0	2.50
Property Plus	Core	5 Year Fixed	6.74	£0	£25,000	£500,000	75	032400186	Core, 75, 5, 6.74, FVCB250	Remortgage	Free Vals	£250	2.50
Property Plus	Core	2 Year Fixed	7.09	£0	£25,000	£500,000	75	032400179	Core, 75, 2, 7.09, FV	Purchase	Free Vals	£0	2.50
Property Plus	Core	2 Year Fixed	7.09	£0	£25,000	£500,000	75	032400180	Core, 75, 2, 7.09, FLV	Remortgage	Free Vals, Free Legals	£0	2.50
Property Plus	Core	2 Year Fixed	7.09	£0	£25,000	£500,000	75	032400181	Core, 75, 2, 7.09, FVCB250	Remortgage	Free Vals	£250	2.50
Buy to Let - Property Plus Limited Company													
Property Plus - Ltd Co.	Core	5 Year Fixed	5.74	£1999	£25,000	£500,000	75	032400222	Core, 75, 5, 5.74	Purchase, Remortgage	None	£0	2.50
Property Plus - Ltd Co.	Core	2 Year Fixed	6.14	£1999	£25,000	£500,000	75	032400220	Core, 75, 2, 6.14	Purchase, Remortgage	None	£0	2.50
Property Plus - Ltd Co.	Core	5 Year Fixed	6.74	£0	£25,000	£500,000	75	032400187	Core, 75, 5, 6.74, FV	Purchase	Free Vals	£0	2.50
Property Plus - Ltd Co.	Core	5 Year Fixed	6.74	£0	£25,000	£500,000	75	032400188	Core, 75, 5, 6.74, FVCB250	Remortgage	Free Vals	£250	2.50
Property Plus - Ltd Co.	Core	2 Year Fixed	7.09	£0	£25,000	£500,000	75	032400182	Core, 75, 2, 7.09, FV	Purchase	Free Vals	£0	2.50
Property Plus - Ltd Co.	Core	2 Year Fixed	7.09	£0	£25,000	£500,000	75	032400183	Core, 75, 2, 7.09, FVCB250	Remortgage	Free Vals	£250	2.50



BUY TO LET PRODUCTS - SPECIALIST (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.

* See Credit Criteria page for full details

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

Buy to Let - Specialist (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)
Specialist (HMO / MUB) - Special	Core	2 Year Fixed	4.44	5.00%	£25,000	£750,000	70	032400245	Specialist, 70, 2, 4.44	Purchase, Remortgage	None	£0	2.50
Specialist (HMO / MUB) - Special	Core	5 Year Fixed	4.89	5.00%	£25,000	£750,000	75	032400247	Specialist, 75, 5, 4.89	Purchase, Remortgage	None	£0	2.50
Specialist (HMO / MUB) - Special	Core	2 Year Fixed	4.94	5.00%	£25,000	£750,000	75	032400235	Specialist, 75, 2, 4.94	Purchase, Remortgage	None	£0	2.50
Specialist (HMO / MUB)	Core	2 Year Fixed	6.19	2.00%	£25,000	£750,000	75	032400171	Specialist, 75, 2, 6.19	Purchase, Remortgage	None	£0	2.50
Specialist (HMO / MUB)	Core	5 Year Fixed	6.19	2.00%	£25,000	£750,000	75	032400173	Specialist, 75, 5, 6.19	Purchase, Remortgage	None	£0	2.50
Specialist (HMO / MUB)	Core	2 Year Fixed	6.29	£1999	£25,000	£750,000	75	032400223	Specialist, 75, 2, 6.29	Purchase, Remortgage	None	£0	2.50
Specialist (HMO / MUB)	Core	5 Year Fixed	6.29	£1999	£25,000	£750,000	75	032400225	Specialist, 75, 5, 6.29	Purchase, Remortgage	None	£0	2.50
Specialist (HMO / MUB)	Core	2 Year Fixed	6.69	2.00%	£25,000	£750,000	80	032400175	Specialist, 80, 2, 6.69	Purchase, Remortgage	None	£0	2.50
Specialist (HMO / MUB)	Core	2 Year Fixed	6.79	£1999	£25,000	£750,000	80	032400227	Specialist, 80, 2, 6.79	Purchase, Remortgage	None	£0	2.50
Specialist (HMO / MUB)	Core	5 Year Fixed	6.84	2.00%	£25,000	£750,000	80	032400177	Specialist, 80, 5, 6.84	Purchase, Remortgage	None	£0	2.50
Specialist (HMO / MUB)	Core	5 Year Fixed	6.94	£1999	£25,000	£750,000	80	032400229	Specialist, 80, 5, 6.94	Purchase, Remortgage	None	£0	2.50
Buy to Let - Specialist Limited Company (HMO / MUB)													
Specialist (HMO / MUB) - Ltd Co. - Special	Core	2 Year Fixed	4.44	5.00%	£25,000	£750,000	70	032400246	Specialist, 70, 2, 4.44	Purchase, Remortgage	None	£0	2.50
Specialist (HMO / MUB) - Ltd Co. - Special	Core	5 Year Fixed	4.89	5.00%	£25,000	£750,000	75	032400248	Specialist, 75, 5, 4.89	Purchase, Remortgage	None	£0	2.50
Specialist (HMO / MUB) - Ltd Co. - Special	Core	2 Year Fixed	4.94	5.00%	£25,000	£750,000	75	032400236	Specialist, 75, 2, 4.94	Purchase, Remortgage	None	£0	2.50
Specialist (HMO / MUB) - Ltd Co.	Core	2 Year Fixed	6.19	2.00%	£25,000	£750,000	75	032400172	Specialist, 75, 2, 6.19	Purchase, Remortgage	None	£0	2.50
Specialist (HMO / MUB) - Ltd Co.	Core	5 Year Fixed	6.19	2.00%	£25,000	£750,000	75	032400174	Specialist, 75, 5, 6.19	Purchase, Remortgage	None	£0	2.50
Specialist (HMO / MUB) - Ltd Co.	Core	2 Year Fixed	6.29	£1999	£25,000	£750,000	75	032400224	Specialist, 75, 2, 6.29	Purchase, Remortgage	None	£0	2.50
Specialist (HMO / MUB) - Ltd Co.	Core	5 Year Fixed	6.29	£1999	£25,000	£750,000	75	032400226	Specialist, 75, 5, 6.29	Purchase, Remortgage	None	£0	2.50
Specialist (HMO / MUB) - Ltd Co.	Core	2 Year Fixed	6.69	2.00%	£25,000	£750,000	80	032400176	Specialist, 80, 2, 6.69	Purchase, Remortgage	None	£0	2.50
Specialist (HMO / MUB) - Ltd Co.	Core	2 Year Fixed	6.79	£1999	£25,000	£750,000	80	032400228	Specialist, 80, 2, 6.79	Purchase, Remortgage	None	£0	2.50
Specialist (HMO / MUB) - Ltd Co.	Core	5 Year Fixed	6.84	2.00%	£25,000	£750,000	80	032400178	Specialist, 80, 5, 6.84	Purchase, Remortgage	None	£0	2.50
Specialist (HMO / MUB) - Ltd Co.	Core	5 Year Fixed	6.94	£1999	£25,000	£750,000	80	032400230	Specialist, 80, 5, 6.94	Purchase, Remortgage	None	£0	2.50



BUY TO LET PRODUCTS - EKO

£1000 cashback for making their home more energy efficient

- Energy Performance Certificate (EPC) required upon application
- Evidenced by property moving to the next EPC banding OR an increase at least 10 Standard Assessment Procedure (SAP) points required to qualify
- Up to 12 months to make the energy improvements and claim
- £1,000 cash back upon qualification with new validated EPC

* See Credit Criteria page for full details

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

*** eKo cashback is conditional upon eligibility criteria being satisfied post-completion, see ESIS for details.

Buy to Let - eKo													
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***	Core	5 Year Fixed	6.44	£0	£25,000	£500,000	75	032400192	Core, 75, 5, 6.44, FVEKO	Purchase, Remortgage	Free Vals	£1,000	2.50
eKo***	Core	5 Year Fixed	6.44	£0	£25,000	£500,000	75	032400194	Core, 75, 5, 6.44, FLFVEKO	Remortgage	Free Vals, Free Legals	£1,000	2.50
eKo***	Core	2 Year Fixed	6.79	£0	£25,000	£500,000	75	032400189	Core, 75, 2, 6.79, FVEKO	Purchase, Remortgage	Free Vals	£1,000	2.50
eKo***	Core	2 Year Fixed	6.79	£0	£25,000	£500,000	75	032400191	Core, 75, 2, 6.79, FLFVEKO	Remortgage	Free Vals, Free Legals	£1,000	2.50
eKo***	Core	5 Year Fixed	7.49	£0	£25,000	£500,000	80	032400198	Core, 80, 5, 7.49, FVEKO	Purchase, Remortgage	Free Vals	£1,000	2.50
eKo***	Core	5 Year Fixed	7.49	£0	£25,000	£500,000	80	032400200	Core, 80, 5, 7.49, FLFVEKO	Remortgage	Free Vals, Free Legals	£1,000	2.50
eKo***	Core	2 Year Fixed	7.64	£0	£25,000	£500,000	80	032400195	Core, 80, 2, 7.64, FVEKO	Purchase, Remortgage	Free Vals	£1,000	2.50
eKo***	Core	2 Year Fixed	7.64	£0	£25,000	£500,000	80	032400197	Core, 80, 2, 7.64, FLFVEKO	Remortgage	Free Vals, Free Legals	£1,000	2.50
Buy to Let - Limited Company eKo													
eKo- Ltd Co.***	Core	5 Year Fixed	6.44	£0	£25,000	£500,000	75	032400193	Core, 75, 5, 6.44, FVEKO	Purchase, Remortgage	Free Vals	£1,000	2.50
eKo- Ltd Co.***	Core	2 Year Fixed	6.79	£0	£25,000	£500,000	75	032400190	Core, 75, 2, 6.79, FVEKO	Purchase, Remortgage	Free Vals	£1,000	2.50
eKo- Ltd Co.***	Core	5 Year Fixed	7.49	£0	£25,000	£500,000	80	032400199	Core, 80, 5, 7.49, FVEKO	Purchase, Remortgage	Free Vals	£1,000	2.50
eKo- Ltd Co.***	Core	2 Year Fixed	7.64	£0	£25,000	£500,000	80	032400196	Core, 80, 2, 7.64, FVEKO	Purchase, Remortgage	Free Vals	£1,000	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

* 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	6.44	£0	£25,000	£500,000	75	032400203	Core, 75, 5, 6.44, FVCB500	Purchase	Free Vals	£500	2.50
eKo Reward	Core	2 Year Fixed	6.79	£0	£25,000	£500,000	75	032400201	Core, 75, 2, 6.79, FVCB500	Purchase	Free Vals	£500	2.50
eKo Reward	Core	5 Year Fixed	7.49	£0	£25,000	£500,000	80	032400207	Core, 80, 5, 7.49, FVCB500	Purchase	Free Vals	£500	2.50
eKo Reward	Core	2 Year Fixed	7.64	£0	£25,000	£500,000	80	032400205	Core, 80, 2, 7.64, FVCB500	Purchase	Free Vals	£500	2.50
Buy to Let - Limited Company eKo Reward													
eKo Reward - Ltd Co.	Core	5 Year Fixed	6.44	£0	£25,000	£500,000	75	032400204	Core, 75, 5, 6.44, FVCB500	Purchase	Free Vals	£500	2.50
eKo Reward - Ltd Co.	Core	2 Year Fixed	6.79	£0	£25,000	£500,000	75	032400202	Core, 75, 2, 6.79, FVCB500	Purchase	Free Vals	£500	2.50
eKo Reward - Ltd Co.	Core	5 Year Fixed	7.49	£0	£25,000	£500,000	80	032400208	Core, 80, 5, 7.49, FVCB500	Purchase	Free Vals	£500	2.50
eKo Reward - Ltd Co.	Core	2 Year Fixed	7.64	£0	£25,000	£500,000	80	032400206	Core, 80, 2, 7.64, FVCB500	Purchase	Free Vals	£500	2.50



Kensington

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 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. HMO and MUB maximum loan amount £750,000 (Not available in Northern Ireland). Property Plus maximum loan amount £500,000.
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 Year Fixed.
Maximum term	40 Year Fixed.
Minimum valuation	£75,000
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 Plus	Range allows for lending on the following (subject to an acceptable valuation with no comments negatively affecting resale): Fully Repaired Pre-Fabricated Reinforced Concrete, Poured Concrete, Steel Framed / Steel Clad (pre 2000), 100% Timber Framed (post 1980), Cob Construction, Colt Construction, Concrete Block, Stone and Part Rendered Breeze block with Pebble Dashed Outer Walls. For additional non-standard construction types refer to: www.kensingtonmortgages.co.uk/intermediaries/lendingcriteria
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.
Core Credit History	Defaults acceptable if older than 24 months. Secured Loan/ Rent Arrears acceptable if older than 24 months. Satisfied CCJs acceptable if older than 24 months. We are able to accept unsatisfied CCJs that are registered over 24 months ago at the underwriter's discretion. Unsecured Credit arrears acceptable if accounts now up to date (max status of 2 in last 12 months). We are unable to accept any Debt Management Plans (DMP) in place less than 12 months. Payday loans acceptable if older than 12 months. We don't take into account Communication/Insurance/ defaults. Utility defaults cannot exceed £250 per application. Bank Account defaults/arrears subject to under writer discretion.
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.

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BTL CREDIT SUMMARY

CRITERIA	CORE
Ranges	Core, Property Plus, Specialist, eKo
Defaults acceptable (if older than)	24 months No limit on number or value
Secured Loan/Rent Arrears acceptable (if older than)	24 months
CCJs (unsatisfied CCJ's will be accepted at the underwriters discretion)	24 months ago No limit on number or value
Unsecured Credit arrears acceptable if accounts now up to date	Max status of 2 in last 12 months
Debt Management Plans (DMPs) accept with a track record of	12 months
No Payday loans, taken out within the last	12 months
<p>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 subject to underwriter discretion.</p>	
<p>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</p>	

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
2 Year Fixed	3.00%	2.00%			
3 Year Fixed	3.00%	2.00%	1.00%		
5 Year Fixed	4.00%	3.00%	1.50%	1.00%	1.00%
2 Year Tracker	1.00%	1.00%			

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