



BUY TO LET LENDING

23rd October 2024

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

THE RANGE:

PRIME

PRIME HMO & MUB

PRIME EKO

PRIME EKO REWARD

CORE

CORE - LIMITED COMPANY

CORE TRACKERS

PROPERTY PLUS

CORE 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 5.00%.

This rate is set as of the 10th September 2024 and effective from the 1st October 2024 (all new mortgage application documentation is reflected with this rate from 11th September 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

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BUY TO LET PRODUCTS - PRIME

Buy to Let: Prime

- Assessed at Higher of Initial payrate or 5%
- Available up to 70% LTV
- 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 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	4.69	3.00%	£25,000	£750,000	70	102400056	Prime, 70, 5, 4.69	Purchase, Remortgage	None	£0	2.50
BTL Prime	Prime	5 Year Fixed	5.24	2.00%	£25,000	£750,000	70	102400058	Prime, 70, 5, 5.24	Purchase, Remortgage	None	£0	2.50
BTL Prime - Special	Prime	5 Year Fixed	5.24	£4000	£25,000	£750,000	70	102400060	Prime, 70, 5, 5.24	Purchase, Remortgage	None	£0	2.50
BTL Prime	Prime	5 Year Fixed	5.29	£1999	£25,000	£750,000	70	102400052	Prime, 70, 5, 5.29	Purchase, Remortgage	None	£0	2.50
BTL Prime - Special	Prime	5 Year Fixed	5.59	£0	£25,000	£750,000	70	102400076	Prime, 70, 5, 5.59	Purchase, Remortgage	None	£0	2.50
BTL Prime	Prime	5 Year Fixed	6.39	£0	£25,000	£750,000	70	102400062	Prime, 70, 5, 6.39, FV	Purchase	Free Vals	£0	2.50
BTL Prime	Prime	5 Year Fixed	6.39	£0	£25,000	£500,000	70	102400063	Prime, 70, 5, 6.39, FLFV	Remortgage	Free Vals, Free Legals	£0	2.50
BTL Prime	Prime	5 Year Fixed	6.39	£0	£25,000	£750,000	70	102400064	Prime, 70, 5, 6.39, FVCB250	Remortgage	Free Vals	£250	2.50
Prime Buy to Let - Limited Company													
BTL Prime - 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 - Special	Prime	5 Year Fixed	4.69	3.00%	£25,000	£750,000	70	102400057	Prime, 70, 5, 4.69	Purchase, Remortgage	None	£0	2.50
BTL Prime	Prime	5 Year Fixed	5.24	2.00%	£25,000	£750,000	70	102400059	Prime, 70, 5, 5.24	Purchase, Remortgage	None	£0	2.50
BTL Prime - Special	Prime	5 Year Fixed	5.24	£4000	£25,000	£750,000	70	102400061	Prime, 70, 5, 5.24	Purchase, Remortgage	None	£0	2.50
BTL Prime	Prime	5 Year Fixed	5.29	£1999	£25,000	£750,000	70	102400053	Prime, 70, 5, 5.29	Purchase, Remortgage	None	£0	2.50
BTL Prime - Special	Prime	5 Year Fixed	5.59	£0	£25,000	£750,000	70	102400077	Prime, 70, 5, 5.59	Purchase, Remortgage	None	£0	2.50
BTL Prime	Prime	5 Year Fixed	6.39	£0	£25,000	£750,000	70	102400065	Prime, 70, 5, 6.39, FV	Purchase	Free Vals	£0	2.50
BTL Prime	Prime	5 Year Fixed	6.39	£0	£25,000	£750,000	70	102400066	Prime, 70, 5, 6.39, FVCB250	Remortgage	Free Vals	£250	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	5.49	2.00%	£25,000	£750,000	70	102400067	Prime HMO MUB, 70, 5, 5.49	Purchase, Remortgage	None	£0	2.50
HMO and MUB	Prime	5 Year Fixed	5.54	£1999	£25,000	£750,000	70	102400069	Prime HMO MUB, 70, 5, 5.54	Purchase, Remortgage	None	£0	2.50
Prime Buy to Let - Limited Company HMO & MUB													
HMO and MUB	Prime	5 Year Fixed	5.49	2.00%	£25,000	£750,000	70	102400068	Prime HMO MUB, 70, 5, 5.49	Purchase, Remortgage	None	£0	2.50
HMO and MUB	Prime	5 Year Fixed	5.54	£1999	£25,000	£750,000	70	102400070	Prime HMO MUB, 70, 5, 5.54	Purchase, Remortgage	None	£0	2.50



PRIME 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
- 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 and £500,000 maximum loan amount. Free legals incentive not currently available in Northern Ireland or for Limited Company.

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

Prime 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)
Prime eKo***	Prime	5 Year Fixed	6.39	£0	£25,000	£750,000	70	102400071	Prime eKo, 70, 5, 6.39, FVEKO	Purchase, Remortgage	Free Vals	£1,000	2.50
Prime eKo***	Prime	5 Year Fixed	6.39	£0	£25,000	£500,000	70	102400073	Prime eKo, 70, 5, 6.39, FLFVEKO	Remortgage	Free Vals, Free Legals	£1,000	2.50
Prime Buy to Let - Limited Company eKo													
Prime eKo- Ltd Co.***	Prime	5 Year Fixed	6.39	£0	£25,000	£750,000	70	102400072	Prime eKo, 70, 5, 6.39, FVEKO	Purchase, Remortgage	Free Vals	£1,000	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	6.39	£0	£25,000	£750,000	70	102400074	Prime eKo Reward, 70, 5, 6.39, FVCB500	Purchase	Free Vals	£500	2.50
Prime Buy to Let - Limited Company eKo Reward													
Prime eKo Reward - Ltd Co.	Prime	5 Year Fixed	6.39	£0	£25,000	£750,000	70	102400075	Prime eKo Reward, 70, 5, 6.39, 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 9.34%

* See Credit Criteria page for full details

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	5.84	£0	£25,000	£750,000	70	102400034	Core, 70, 5, 5.84	Purchase, Remortgage	None	£0	2.50
BTL Core - Special	Core	2 Year Fixed	6.39	£0	£25,000	£750,000	70	072400029	Core, 70, 2, 6.39, 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 - Special	Core	1 Year Fixed	4.49	2.00%	£25,000	£750,000	75	082400012	Core, 75, 1, 4.49	Purchase, Remortgage	None	£0	2.50
BTL Core - Special	Core	2 Year Fixed	4.64	3.00%	£25,000	£750,000	75	092400033	Core, 75, 2, 4.64, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core - Special	Core	5 Year Fixed	4.74	5.00%	£25,000	£750,000	75	102400046	Core, 75, 5, 4.74	Purchase, Remortgage	None	£0	2.50
BTL Core - Special	Core	5 Year Fixed	4.94	3.00%	£25,000	£750,000	75	102400048	Core, 75, 5, 4.94	Purchase, Remortgage	None	£0	2.50
BTL Core - Special	Core	2 Year Fixed	5.44	£4000	£25,000	£750,000	75	072400027	Core, 75, 2, 5.44, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core	Core	3 Year Fixed	5.49	2.00%	£25,000	£750,000	75	062400091	Core, 75, 3, 5.49	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	5 Year Fixed	5.49	2.00%	£25,000	£750,000	75	102400001	Core, 75, 5, 5.49	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	5 Year Fixed	5.54	£1999	£25,000	£750,000	75	102400036	Core, 75, 5, 5.54	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	2 Year Fixed	5.59	2.00%	£25,000	£750,000	75	082400001	Core, 75, 2, 5.59	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	3 Year Fixed	5.69	£1999	£25,000	£750,000	75	062400093	Core, 75, 3, 5.69	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	2 Year Fixed	5.99	£1999	£25,000	£750,000	75	062400063	Core, 75, 2, 5.99	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	5 Year Fixed	6.59	£0	£25,000	£750,000	75	102400005	Core, 75, 5, 6.59, FV	Purchase	Free Vals	£0	2.50
BTL Core	Core	5 Year Fixed	6.59	£0	£25,000	£500,000	75	102400006	Core, 75, 5, 6.59, FLFV	Remortgage	Free Vals, Free Legals	£0	2.50
BTL Core	Core	5 Year Fixed	6.59	£0	£25,000	£750,000	75	102400007	Core, 75, 5, 6.59, FVCB250	Remortgage	Free Vals	£250	2.50
BTL Core	Core	2 Year Fixed	6.79	£0	£25,000	£750,000	75	062400024	Core, 75, 2, 6.79, FV	Purchase	Free Vals	£0	2.50
BTL Core	Core	2 Year Fixed	6.79	£0	£25,000	£500,000	75	062400025	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	062400026	Core, 75, 2, 6.79, FVCB250	Remortgage	Free Vals	£250	2.50
BTL Core - Special	Core	1 Year Fixed	4.94	2.00%	£25,000	£750,000	80	082400014	Core, 80, 1, 4.94	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	5 Year Fixed	5.89	2.00%	£25,000	£750,000	80	102400003	Core, 80, 5, 5.89	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	5 Year Fixed	5.94	£1999	£25,000	£750,000	80	102400038	Core, 80, 5, 5.94	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	2 Year Fixed	6.19	2.00%	£25,000	£750,000	80	082400003	Core, 80, 2, 6.19	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	2 Year Fixed	6.44	£1999	£25,000	£750,000	80	062400065	Core, 80, 2, 6.44	Purchase, Remortgage	None	£0	2.50
BTL Core	Core	5 Year Fixed	7.09	£0	£25,000	£750,000	80	102400010	Core, 80, 5, 7.09, FV	Purchase	Free Vals	£0	2.50
BTL Core	Core	5 Year Fixed	7.09	£0	£25,000	£500,000	80	102400011	Core, 80, 5, 7.09, FLFV	Remortgage	Free Vals, Free Legals	£0	2.50
BTL Core	Core	5 Year Fixed	7.09	£0	£25,000	£750,000	80	102400012	Core, 80, 5, 7.09, FVCB250	Remortgage	Free Vals	£250	2.50
BTL Core	Core	2 Year Fixed	7.34	£0	£25,000	£750,000	80	062400029	Core, 80, 2, 7.34, FV	Purchase	Free Vals	£0	2.50
BTL Core	Core	2 Year Fixed	7.34	£0	£25,000	£500,000	80	062400030	Core, 80, 2, 7.34, FLFV	Remortgage	Free Vals, Free Legals	£0	2.50
BTL Core	Core	2 Year Fixed	7.34	£0	£25,000	£750,000	80	062400031	Core, 80, 2, 7.34, 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)
- Minimum Property Value £100,000
- Assessed at rates between 7.50% and 9.34%

* 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 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	5.84	£0	£25,000	£750,000	70	102400035	Core, 70, 5, 5.84	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co. - Special	Core	2 Year Fixed	6.39	£0	£25,000	£750,000	70	072400030	Core, 70, 2, 6.39, 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. - Special	Core	1 Year Fixed	4.49	2.00%	£25,000	£750,000	75	082400013	Core, 75, 1, 4.49	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co. - Special	Core	2 Year Fixed	4.64	3.00%	£25,000	£750,000	75	092400034	Core, 75, 2, 4.64, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core - Ltd Co. - Special	Core	5 Year Fixed	4.74	5.00%	£25,000	£750,000	75	102400047	Core, 75, 5, 4.74	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co. - Special	Core	5 Year Fixed	4.94	3.00%	£25,000	£750,000	75	102400049	Core, 75, 5, 4.94	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co. - Special	Core	2 Year Fixed	5.44	£4000	£25,000	£750,000	75	072400028	Core, 75, 2, 5.44, FV	Purchase, Remortgage	Free Vals	£0	2.50
BTL Core - Ltd Co.	Core	3 Year Fixed	5.49	2.00%	£25,000	£750,000	75	062400092	Core, 75, 3, 5.49	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	5.49	2.00%	£25,000	£750,000	75	102400002	Core, 75, 5, 5.49	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	5.54	£1999	£25,000	£750,000	75	102400037	Core, 75, 5, 5.54	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	5.59	2.00%	£25,000	£750,000	75	082400002	Core, 75, 2, 5.59	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	3 Year Fixed	5.69	£1999	£25,000	£750,000	75	062400094	Core, 75, 3, 5.69	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	5.99	£1999	£25,000	£750,000	75	062400064	Core, 75, 2, 5.99	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	6.59	£0	£25,000	£750,000	75	102400008	Core, 75, 5, 6.59, FV	Purchase	Free Vals	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	6.59	£0	£25,000	£750,000	75	102400009	Core, 75, 5, 6.59, FVCB250	Remortgage	Free Vals	£250	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	6.79	£0	£25,000	£750,000	75	062400027	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	062400028	Core, 75, 2, 6.79, FVCB250	Remortgage	Free Vals	£250	2.50
BTL Core - Ltd Co. - Special	Core	1 Year Fixed	4.94	2.00%	£25,000	£750,000	80	082400015	Core, 80, 1, 4.94	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	5.89	2.00%	£25,000	£750,000	80	102400004	Core, 80, 5, 5.89	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	5.94	£1999	£25,000	£750,000	80	102400039	Core, 80, 5, 5.94	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	6.19	2.00%	£25,000	£750,000	80	082400004	Core, 80, 2, 6.19	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	6.44	£1999	£25,000	£750,000	80	062400066	Core, 80, 2, 6.44	Purchase, Remortgage	None	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	7.09	£0	£25,000	£750,000	80	102400013	Core, 80, 5, 7.09, FV	Purchase	Free Vals	£0	2.50
BTL Core - Ltd Co.	Core	5 Year Fixed	7.09	£0	£25,000	£750,000	80	102400014	Core, 80, 5, 7.09, FVCB250	Remortgage	Free Vals	£250	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	7.34	£0	£25,000	£750,000	80	062400032	Core, 80, 2, 7.34, FV	Purchase	Free Vals	£0	2.50
BTL Core - Ltd Co.	Core	2 Year Fixed	7.34	£0	£25,000	£750,000	80	062400033	Core, 80, 2, 7.34, 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 9.34%

* 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 or for Limited Company.

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	5.94 (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	6.63 (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	5.94 (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	6.63 (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
- Minimum Property Value £100,000
- Assessed at rates between 7.50% and 9.34%

* See Credit Criteria page for full details

** Free legals incentive not currently available in Northern Ireland or for Limited Company.

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	5.84	£1999	£25,000	£500,000	75	102400040	Core, 75, 5, 5.84	Purchase, Remortgage	None	£0	2.50
Property Plus	Core	2 Year Fixed	6.29	£1999	£25,000	£500,000	75	062400069	Core, 75, 2, 6.29	Purchase, Remortgage	None	£0	2.50
Property Plus	Core	5 Year Fixed	6.89	£0	£25,000	£500,000	75	102400019	Core, 75, 5, 6.89, FV	Purchase	Free Vals	£0	2.50
Property Plus	Core	5 Year Fixed	6.89	£0	£25,000	£500,000	75	102400020	Core, 75, 5, 6.89, FLFV	Remortgage	Free Vals, Free Legals	£0	2.50
Property Plus	Core	5 Year Fixed	6.89	£0	£25,000	£500,000	75	102400021	Core, 75, 5, 6.89, FVCB250	Remortgage	Free Vals	£250	2.50
Property Plus	Core	2 Year Fixed	7.09	£0	£25,000	£500,000	75	062400039	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	062400040	Core, 75, 2, 7.09, FLFV	Remortgage	Free Vals, Free Legals	£0	2.50
Property Plus	Core	2 Year Fixed	7.09	£0	£25,000	£500,000	75	062400041	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	5.84	£1999	£25,000	£500,000	75	102400041	Core, 75, 5, 5.84	Purchase, Remortgage	None	£0	2.50
Property Plus - Ltd Co.	Core	2 Year Fixed	6.29	£1999	£25,000	£500,000	75	062400070	Core, 75, 2, 6.29	Purchase, Remortgage	None	£0	2.50
Property Plus - Ltd Co.	Core	5 Year Fixed	6.89	£0	£25,000	£500,000	75	102400022	Core, 75, 5, 6.89, FV	Purchase	Free Vals	£0	2.50
Property Plus - Ltd Co.	Core	5 Year Fixed	6.89	£0	£25,000	£500,000	75	102400023	Core, 75, 5, 6.89, FVCB250	Remortgage	Free Vals	£250	2.50
Property Plus - Ltd Co.	Core	2 Year Fixed	7.09	£0	£25,000	£500,000	75	062400042	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	062400043	Core, 75, 2, 7.09, FVCB250	Remortgage	Free Vals	£250	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 9.34%

* 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	4.75	3.00%	£25,000	£750,000	75	102400250	HMO MUB, 75, 2, 4.75	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB	Core	5 Year Fixed	5.54	2.00%	£25,000	£750,000	75	102400015	HMO MUB, 75, 5, 5.54	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB	Core	5 Year Fixed	5.59	£1999	£25,000	£750,000	75	102400042	HMO MUB, 75, 5, 5.59	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB - Special	Core	5 Year Fixed	5.79	£0	£25,000	£750,000	75	102400050	HMO MUB, 75, 5, 5.79	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB	Core	2 Year Fixed	6.39	2.00%	£25,000	£750,000	75	102400242	HMO MUB, 75, 2, 6.39	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB	Core	2 Year Fixed	6.49	£1999	£25,000	£750,000	75	102400246	HMO MUB, 75, 2, 6.49	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB	Core	5 Year Fixed	5.99	2.00%	£25,000	£750,000	80	102400017	HMO MUB, 80, 5, 5.99	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB	Core	5 Year Fixed	6.04	£1999	£25,000	£750,000	80	102400044	HMO MUB, 80, 5, 6.04	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB	Core	2 Year Fixed	6.89	2.00%	£25,000	£750,000	80	102400244	HMO MUB, 80, 2, 6.89	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB	Core	2 Year Fixed	6.99	£1999	£25,000	£750,000	80	102400248	HMO MUB, 80, 2, 6.99	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	4.75	3.00%	£25,000	£750,000	75	102400251	HMO MUB, 75, 2, 4.75	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB - Ltd Co.	Core	5 Year Fixed	5.54	2.00%	£25,000	£750,000	75	102400016	HMO MUB, 75, 5, 5.54	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB - Ltd Co.	Core	5 Year Fixed	5.59	£1999	£25,000	£750,000	75	102400043	HMO MUB, 75, 5, 5.59	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB - Ltd Co. - Special	Core	5 Year Fixed	5.79	£0	£25,000	£750,000	75	102400051	HMO MUB, 75, 5, 5.79	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB - Ltd Co.	Core	2 Year Fixed	6.39	2.00%	£25,000	£750,000	75	102400243	HMO MUB, 75, 2, 6.39	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB - Ltd Co.	Core	2 Year Fixed	6.49	£1999	£25,000	£750,000	75	102400247	HMO MUB, 75, 2, 6.49	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB - Ltd Co.	Core	5 Year Fixed	5.99	2.00%	£25,000	£750,000	80	102400018	HMO MUB, 80, 5, 5.99	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB - Ltd Co.	Core	5 Year Fixed	6.04	£1999	£25,000	£750,000	80	102400045	HMO MUB, 80, 5, 6.04	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB - Ltd Co.	Core	2 Year Fixed	6.89	2.00%	£25,000	£750,000	80	102400245	HMO MUB, 80, 2, 6.89	Purchase, Remortgage	None	£0	2.50
Buy to Let HMO & MUB - Ltd Co.	Core	2 Year Fixed	6.99	£1999	£25,000	£750,000	80	102400249	HMO MUB, 80, 2, 6.99	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
- Minimum Property Value £100,000
- Assessed at rates between 7.50% and 9.34%

* 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 or for Limited Company.

*** 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	6.59	£0	£25,000	£500,000	75	102400024	Core, 75, 5, 6.59, FVEKO	Purchase, Remortgage	Free Vals	£1,000	2.50
eKo***	Core	5 Year Fixed	6.59	£0	£25,000	£500,000	75	102400026	Core, 75, 5, 6.59, FLFVEKO	Remortgage	Free Vals, Free Legals	£1,000	2.50
eKo***	Core	2 Year Fixed	6.79	£0	£25,000	£500,000	75	062400046	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	062400048	Core, 75, 2, 6.79, FLFVEKO	Remortgage	Free Vals, Free Legals	£1,000	2.50
eKo***	Core	5 Year Fixed	7.09	£0	£25,000	£500,000	80	102400027	Core, 80, 5, 7.09, FVEKO	Purchase, Remortgage	Free Vals	£1,000	2.50
eKo***	Core	5 Year Fixed	7.09	£0	£25,000	£500,000	80	102400029	Core, 80, 5, 7.09, FLFVEKO	Remortgage	Free Vals, Free Legals	£1,000	2.50
eKo***	Core	2 Year Fixed	7.34	£0	£25,000	£500,000	80	062400049	Core, 80, 2, 7.34, FVEKO	Purchase, Remortgage	Free Vals	£1,000	2.50
eKo***	Core	2 Year Fixed	7.34	£0	£25,000	£500,000	80	062400051	Core, 80, 2, 7.34, FLFVEKO	Remortgage	Free Vals, Free Legals	£1,000	2.50
Buy to Let - Limited Company eKo													
eKo- Ltd Co.***	Core	5 Year Fixed	6.59	£0	£25,000	£500,000	75	102400025	Core, 75, 5, 6.59, FVEKO	Purchase, Remortgage	Free Vals	£1,000	2.50
eKo- Ltd Co.***	Core	2 Year Fixed	6.79	£0	£25,000	£500,000	75	062400047	Core, 75, 2, 6.79, FVEKO	Purchase, Remortgage	Free Vals	£1,000	2.50
eKo- Ltd Co.***	Core	5 Year Fixed	7.09	£0	£25,000	£500,000	80	102400028	Core, 80, 5, 7.09, FVEKO	Purchase, Remortgage	Free Vals	£1,000	2.50
eKo- Ltd Co.***	Core	2 Year Fixed	7.34	£0	£25,000	£500,000	80	062400050	Core, 80, 2, 7.34, 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
- Minimum Property Value £100,000
- Assessed at rates between 7.50% and 9.34%

* 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	6.59	£0	£25,000	£500,000	75	102400030	Core, 75, 5, 6.59, FVCB500	Purchase	Free Vals	£500	2.50
eKo Reward	Core	2 Year Fixed	6.79	£0	£25,000	£500,000	75	062400057	Core, 75, 2, 6.79, FVCB500	Purchase	Free Vals	£500	2.50
eKo Reward	Core	5 Year Fixed	7.09	£0	£25,000	£500,000	80	102400032	Core, 80, 5, 7.09, FVCB500	Purchase	Free Vals	£500	2.50
eKo Reward	Core	2 Year Fixed	7.34	£0	£25,000	£500,000	80	062400059	Core, 80, 2, 7.34, FVCB500	Purchase	Free Vals	£500	2.50
Buy to Let - Limited Company eKo Reward													
eKo Reward - Ltd Co.	Core	5 Year Fixed	6.59	£0	£25,000	£500,000	75	102400031	Core, 75, 5, 6.59, FVCB500	Purchase	Free Vals	£500	2.50
eKo Reward - Ltd Co.	Core	2 Year Fixed	6.79	£0	£25,000	£500,000	75	062400058	Core, 75, 2, 6.79, FVCB500	Purchase	Free Vals	£500	2.50
eKo Reward - Ltd Co.	Core	5 Year Fixed	7.09	£0	£25,000	£500,000	80	102400033	Core, 80, 5, 7.09, FVCB500	Purchase	Free Vals	£500	2.50
eKo Reward - Ltd Co.	Core	2 Year Fixed	7.34	£0	£25,000	£500,000	80	062400060	Core, 80, 2, 7.34, 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 Year Fixed.
Maximum term	40 Year Fixed.
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 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.
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.

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BTL CREDIT SUMMARY

CRITERIA	PRIME	CORE
Ranges	Prime, Prime eKo, Prime HMO & MUB	Core, Property Plus, 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. Unauthorised overdrafts or bounced DDM/Cheques will not be accepted.	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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