

YOUR QUESTIONS ANSWERED

FIRST TIME BUYER



Q | What is the Kensington definition of a FTB?

A | Anyone who has not held a mortgage in the last 12 months

Q | Can you help if my FTB client has low credit score?

A | Absolutely. In fact, we don't credit score for a lending decision. Instead, you will have a dedicated mandated underwriter assigned to your case who will call you to discuss your client's requirements, which will include income, understand where the deposit is coming from, any rental history and reference any other documents you may have to support your customers application.

Q | Can my FTB use a gifted deposit?

A | We see a lot of this, and 'Bank of Mum and Dad' has even made it into some dictionaries now. We are happy to accept a fully gifted deposit from a relative, including parents or grandparents, and can accept gifted deposits from up to 3 separate sources. The giftor(s) will need to complete a 'Donor Gift Deposit Declaration' form, which we have as a template [here](#) for you to use.

Q | Can you help if my FTB client has a complex credit profile?

A | We would certainly try. We have a range of products that could suit your FTB client, with defaults, CCJ's and missed payments from as little as over 12 months ago.

In the first instance, if you're unsure if we could help your client, reach out to [your local BDM](#) as they can go through the case with you to find a suitable Kensington solution.

Q | Do you offer 100% Mortgages to FTBs?

A | Our low deposit range goes up to 95%, however we do offer 100% mortgages on the discounted Right to Buy scheme.

For your clients interested in an LTV up to 95% we can lend up to £500k, have rates with enhanced cashback of £1k, and many of our products include free valuations. And with all our products, we have no upfront application fees.

DISCOVER OUR LOW DEPOSIT RANGE TODAY