

# THE HOME OF THE SPECIALIST MORTGAGE


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**Broker Product Transfer Portal** – We'll email you if your clients are eligible 4 months before their fixed rate is ending.



## CRITERIA OVERVIEW

### LOAN TO VALUE

- Resi purchase to 95%
- Resi remortgage up to 90%
- Mid Tier LTV's 82.5%, 87.5% and 92.5%
- Completion fees cannot be added to applications over 90%
- Shared Ownership up to 95% of customers share
- Debt consolidation up to 90%
- Interest only up to 75% / Part and Part up to 95%
- Loans up to £2 million
- Northern Ireland up to 80%
- Right to Buy up to 75% LTV of the open market value

### COMPLEX INCOME ➔

- Up to 100% overtime & bonus considered
- Agency workers, Construction Industry Scheme (CIS) contractors, and Zero hour contracts considered

### #KENSINGTONDIFFERENCE

- No credit scoring, soft footprint search
- No upfront Application fees

### SELF-EMPLOYED ➔

- 1 year trading
- Affordability based on latest year's accounts
- Share of net business profits after tax plus salary considered

### CONTRACTOR ➔

- Consider less than 12 months
- Weekly rate x48

### NEW BUILD ➔

- New build house/flat up to 90%
- 5% builder incentive considered

## PRODUCT OVERVIEW

### RESI 6

- Designed for your clients who have had a small blip more than 6 months ago
- CCJs, defaults, payday loans, Debt Management Plans, and credit arrears are all acceptable

### RESI 12

- Designed for your clients who have had a small blip more than 12 months ago
- Available to first time buyers
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### HERO ➔

- Up to 5 x income, subject to affordability
- For Armed Forces Personnel, Firefighters, NHS Clinicians (including Nurses & Paramedics), Police Officers & Teachers

### YOUNG PROFESSIONAL ➔

- Up to 6 x income, subject to affordability
- For qualified Actuaries, Barristers, Chartered Accountants, Commercial Pilots, Dentists, Doctors, & Solicitors

### FLEXI FIXED FOR TERM ➔

- Fixed rate for duration of mortgage term, from 11 to 40 years
- Affordability based on the fixed term rate, not on a future variable stressed rate
- Available for purchases and remortgages

### RIGHT TO BUY ➔

- Up to 100% of discounted purchase price

### SHARED OWNERSHIP ➔

- 85%, 90% and 95% of share LTV options available, subject to affordability
- Available on New Build and existing properties

### EKO £1,000 CASHBACK ➔

- Evidenced by property moving to the next EPC banding OR an increase of at least 10 SAP points
- Up to 12 months to make the energy improvements and claim £1,000 cash back upon qualification

### EKO £500 REWARD MORTGAGE

- £500 cashback on purchases for properties rated A or B for energy efficiency

### TRACKER MORTGAGE ➔

- Another solution to help your clients
- 2 year variable rate Tracker
- Low ERC's: 1% during incentive period

### PROPERTY PLUS

- Non-standard construction types considered following positive Valuation
- For property types covered, view our [lending criteria](#)

### HELP TO BUY

- Help to Buy purchase available in Wales (subject to scheme rules)
- Help to Buy Remortgage in England, Scotland and Wales (subject to scheme rules)

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## CRITERIA OVERVIEW

### LOAN TO VALUE

- Buy to Let up to 80% LTV
- HMO/MUB up to 80% LTV
- Northern Ireland up to 80%
- Unlimited background portfolio
- Maximum £2 million lending with Kensington

### BUY TO LET ↻

- No minimum income requirement for owner occupiers
- No maximum age
- First-time buyer, first-time landlord
- Let to Buy available
- Top slicing of personal and portfolio income

### LARGE PORTFOLIO

- Existing portfolio unlimited in size and value
- No Business Plan required

### LIMITED COMPANY ↻

- Available on ALL buy to let products
- Maximum 4 directors with 100% shareholding
- Deposit via Directors loan or gift acceptable. Intercompany Loans considered where directorship/shareholdings are identical
- Assessed as a separate entity for Portfolio Landlord rules. Available on all products

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### HMO/MUB

- HMO: Minimum valuation only £75,000
- MUB: Minimum 35 sqm & minimum value of £50,000 per unit
- Not available in Northern Ireland

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## RESIDENTIAL CREDIT HISTORY

Criteria	Flexi Fixed for Term	Select	Core	Resi 12	Resi 6
Ranges	Flexi Fixed for Term	Select Residential, eKo, Tracker, Hero, Young Professional, Large Loan, Shared Ownership	Core Residential, Help to Buy Remortgage, Help to Buy Wales, Property Plus, Right to Buy	Resi 12	Resi 6
Defaults acceptable (if older than)	36 months	36 months No limit on number or value	24 months No limit on number or value	0 in 12 months 1 in last 24 months Max of £1,500	0 in 6 months 1 in last 24 months Max of £1,500
Secured loan / rent arrears acceptable (if older than)	36 months	36 months	24 months	0 in 12 months. Worst status 1 in 24 months	0 in 3 months. Worst status 1 in 24 months
CCJs (unsatisfied CCJ's will be accepted at the underwriters discretion)	Satisfied CCJs acceptable if older than 72 months	36 months. 72 months for loans over 90% LTV. No limit on number or value	24 months No limit on number or value	0 in 12 months (registered) 1 in last 24 months. Max of £1,000	0 in 6 months (registered) 1 in last 24 months. Max of £1,000
Unsecured credit arrears acceptable if accounts now up to date	Max status of 0 in last 24 months	Max status of 2 in last 12 months	Max status of 2 in last 12 months	Max status of 2 in last 12 months	No max status. Last 6 months of payments must have been made
Debt management plans (DMPs) acceptable with a track record of	None / not acceptable	12 months	12 months	12 months	12 months
No payday loans, taken out within the last	24 months	12 months	12 months	12 months	6 months

## BUY TO LET CREDIT HISTORY

Criteria	Core
Ranges	Buy to Let- including Limited Company, HMO/MUB, Property Plus, eKo, Tracker
Defaults acceptable (if older than)	24 months
Secured loan / rent arrears acceptable (if older than)	24 months
CCJs (unsatisfied CCJ's will be accepted at the underwriters discretion)	24 months
Unsecured credit arrears acceptable if accounts now up to date	Max status of 2 in last 12 months
Debt management plans (DMPs) acceptable with a track record of	12 months
No payday loans, taken out within the last	12 months

**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.

**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.

### Contact us via:

**0800 111 020**  
 Option 1 and 2 for Sales support  
 Option 3 for pre-offer (app submitted)  
 Option 4 for post offer

[broker.queries@kensingtonmortgages.co.uk](mailto:broker.queries@kensingtonmortgages.co.uk)

**Webchat via Kensington Digital Assistant**

### THIS INFORMATION IS FOR INTERMEDIARIES ONLY.

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