

# 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
- Own New Rate Reducer mortgage: Exclusive to approved brokers registered with Own New

## PRODUCT OVERVIEW

### RESI 6 ➡

- Gives the option of either a fixed rate (2, 3 or 5 years) or a Step Down fixed rate (5 years total, with the first 2 years on an initial rate, followed by a lower rate for the last 3 years)
- 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 ➡

- Gives the option of either a fixed rate (2, 3 or 5 years) or a Step Down fixed rate (5 years total, with the first 2 years on an initial rate, followed by a lower rate for the last 3 years)
- Designed for your clients who have had a small blip more than 12 months ago
- Available to first time buyers
- CCJs, defaults, payday loans, Debt Management Plans, and credit arrears are all acceptable

### HERO ➡

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

### PROFESSIONALS ➡

- Up to 6 x income, subject to affordability
- For qualified Actuaries, Architects, Barristers, Chartered accountants, Chartered engineers, Chartered surveyors, Commercial pilots, Dentists, Medical doctors, Solicitors and Veterinary surgeons

### 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 £500 REWARD MORTGAGE ➡

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

### TRACKER MORTGAGE ➡

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

### 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)

### OWN NEW RATE REDUCER ➡

- Lower monthly payments for initial 2 or 5 year fixed period
- Max loan £1.5m up to 85% LTV, £1m up to 90% LTV
- Suitable for FTBs and Home movers
- Eligible new build properties only



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## CRITERIA OVERVIEW

### LOAN TO VALUE

- BTL Core products up to 80% LTV
- BTL Prime products up to 75% 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 on BTL Core only

### 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

### #KENSINGTONDIFFERENCE

- No credit scoring, soft footprint search
- No upfront Application fees
- Available on BTL Core and BTL Prime credit criteria

## NEW – BUY TO LET PRIME ➡

We've expanded our BTL offering to provide greater affordability for your landlord clients requiring a simple income ratio proposition that doesn't need to rely on additional personal or portfolio income.

## PRODUCT OVERVIEW

### EKO £500 REWARD MORTGAGE ➡

- £500 cashback on purchases for properties rated A, B or C for energy efficiency
- Available on BTL Core and BTL Prime credit criteria

### TRACKER MORTGAGE ➡

- Another solution to help your clients
- Variable rate Tracker
- Low ERC's: 1% during incentive period
- Available on BTL Core credit criteria

### HMO/MUB ➡

- HMO: Minimum valuation only £100,000
- MUB: Minimum 30 sqm & minimum value of £50,000 per unit
- Not available in Northern Ireland
- Available on BTL Core and BTL Prime credit criteria

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## RESIDENTIAL CREDIT HISTORY

Criteria	Select	Core	Resi 12	Resi 6
<b>Ranges</b>	Select Residential, eKo, Tracker, Hero, Professionals, Shared Ownership, Own New Rate Reducer	Core Residential, Help to Buy Remortgage, Help to Buy Wales, Right to Buy	Resi 12	Resi 6
<b>Defaults acceptable (if older than)</b>	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
<b>Secured loan / rent arrears acceptable (if older than)</b>	36 months	24 months	0 in 12 months. Worst status 1 in 24 months	0 in 3 months. Worst status 1 in 24 months
<b>CCJs (unsatisfied CCJ's will be accepted at the underwriters discretion)</b>	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
<b>Unsecured credit arrears acceptable if accounts now up to date</b>	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
<b>Debt management plans (DMPs) acceptable with a track record of</b>	12 months	12 months	12 months	12 months
<b>No payday loans, taken out within the last</b>	12 months	12 months	12 months	6 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.

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.

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## BUY TO LET CREDIT HISTORY

Criteria	Prime	Core
Ranges	Limited Company, eKo, HMO/MUB	Limited Company, HMO/MUB, eKo, Tracker
Minimum property value	£150,000	£100,000
Defaults acceptable (if older than)	36 months	24 months
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	24 months
Unsecured credit arrears acceptable if accounts now up to date	None in last 12 months	Max status of 2 in last 12 months
Debt management plans (DMPs) acceptable 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 and cannot actively be in a payday loan	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 except on BTL Prime, where bank account defaults/arrears will not be accepted, including unauthorised overdrafts and bounced DDM/cheque.

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