

BTL PACKAGING GUIDE INDIVIDUAL APPLICATION



INDIVIDUAL APPLICATION >

LIMITED COMPANY BTL >

DOCUMENTS REQUIRED		PROOF OF EMPLOYED EARNINGS	PROOF OF SELF EMPLOYED EARNINGS
INDIVIDUAL APPLICATIONS Please note if you're not an owner occupier, don't own 4 or more Buy to Let properties, or live in tied accommodation, at least 1 applicant must earn a minimum income of £40k. Please ensure all income streams are declared for all applicants, in order for us to confirm tax position and/or confirm lower rate tax payers.		DOWNLOAD Personal Buy to Let declaration	
Individual applications	Latest months payslip and P60 • We require the latest years SA302 and Tax Year Overview OR copy of the latest accounts and accounts reference from a suitably qualified accountant. • 3 months business bank statements	✓	✓
Portfolio landlord DOWNLOAD Portfolio template	Personal portfolio schedule	✓	
DOCUMENTS WE MAY REQUIRE			
Deposit	Family gift deposits acceptable on loans under £500k Sight of build up of funds and an explanation for any large sums to or from another account. Please upload 3 months bank statements		
ID and Proof of Residency (POR)	If we cannot electronically identify you as the applicant, we may require ID and Proof of Residency (POR) for 24 months		
Proof of mortgage payments and rent payments	If we are unable to verify mortgage or rent conduct, we require evidence of the last 24 months via mortgage statements or 12 months for rent ref (please provide letting agents details)		
Debt management plan	We require proof of payments for last 12 months		
INFORMATION ON HOW TO PACKAGE A BUY TO LET CASE			
Up to 3 ASTs may be required subject to portfolio size	1 AST / tenancy where =< 10 properties in the existing portfolio 2 ASTs / tenancies where >10 and =<20 mortgaged properties in the existing portfolio 3 ASTs / tenancies where >20 mortgaged properties in the existing portfolio		
Proof of portfolio mortgage If bureau data is not available, please obtain proof of the outstanding mortgage balance and monthly mortgage payment by recent mortgage statement, or original mortgage offer if dated within last 3 months.	Validate a sample of the mortgaged properties listed on the applicant's Portfolio Summary as follows: 1 mortgage where =< 10 mortgaged properties in the existing portfolio 2 mortgages where >10 and =<20 mortgaged properties in the existing portfolio 3 mortgages where >20 mortgaged properties in the existing portfolio		

BTL PACKAGING GUIDE LIMITED COMPANY APPLICATIONS



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LIMITED COMPANY BTL >

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LIMITED COMPANY APPLICATION			
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Residential homeowner		Proof of income is not required	
Non Owner Occupier with 4 or more Buy to Let properties			
Living in tied accommodation			
First Time Buyer or Non Owner Occupier minimum income required £40k	1 month payslip and P60 We require the latest years SA302 and Tax Year Overview OR Copy of latest accounts and accountants ref from a suitably qualified accountant (one year is required) PLUS 3 months business bank statements	✓	✓
Portfolio landlord DOWNLOAD Portfolio template	Limited Company portfolio schedule		✓
DOCUMENTS WE MAY REQUIRE			
Deposit	Directors own funds we treat as either director's loan or directors gift – if directors loan they would input the deposit as a directors loan on the portal (nothing else is required other than the bank statement showing the funds). If a directors gift they input as a directors gift and complete the gift donor form Latest months bank statement evidencing funds		
ID and Proof of Residency (POR)	If we cannot electronically identify you as the applicant, we may require ID and Proof of Residency (POR) for 24 months		
Proof of mortgage payments and rent payments	If we are unable to verify mortgage, we require evidence of the last 24 months via mortgage statements		
Debt management plan	We require proof of payments for last 12 months		

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SIC codes Kensington will only accept applications for Buy to Let products from a UK Limited Company, where that Limited Company is incorporated in England and Wales, Scotland or Northern Ireland with one or more of the following specific SIC codes. Please check criteria for additional SIC codes.	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