



# BUY TO LET LENDING

**THE RANGE:**

**CORE**

**PROPERTY PLUS**

**SPECIALIST (HMO / MUB)**

THIS INFORMATION IS FOR INTERMEDIARIES ONLY

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# BUY TO LET PRODUCTS - CORE

- Minimum loan; £25,000
- Maximum loan; £750,000 (unless stated)

Product Category	Fixed Period	Interest Rate	Reversion Margin	Completion Fee	Min Loan	Max Loan*	LTV	Product Code	Product Name	Loan Purpose	Incentives*	Cashback
Core	2 Year Fixed	3.69	4.15	1.50%	£25,000	£750,000	75	012100455	Core, 75, 2, 3.69	Purchase, Remortgage	None	£0
Core	5 Year Fixed	4.04	3.34	1.50%	£25,000	£750,000	75	012100456	Core, 75, 5, 4.04	Purchase, Remortgage	None	£0
Core	2 Year Fixed	3.79	4.15	£1999	£25,000	£750,000	75	012100461	Core, 75, 2, 3.79, FV	Purchase	Free Vals	£0
Core	2 Year Fixed	3.79	4.15	£1999	£25,000	£500,000	75	012100462	Core, 75, 2, 3.79, FLFV	Remortgage	Free Vals, Free Legals	£0
Core	2 Year Fixed	3.79	4.15	£1999	£25,000	£750,000	75	012100463	Core, 75, 2, 3.79, FVCB250	Remortgage	Free Vals	£250
Core	5 Year Fixed	3.89	3.19	£1999	£25,000	£500,000	75	012100523	Core, 75, 5, 3.89, FV	Purchase	Free Vals	£0
Core	5 Year Fixed	3.89	3.19	£1999	£25,000	£500,000	75	012100524	Core, 75, 5, 3.89, FLFV	Remortgage	Free Vals, Free Legals	£0
Core	5 Year Fixed	3.89	3.19	£1999	£25,000	£500,000	75	012100525	Core, 75, 5, 3.89, FVCB250	Remortgage	Free Vals	£250
Core	5 Year Fixed	4.14	3.44	£1999	£25,000	£750,000	75	012100466	Core, 75, 5, 4.14, FV	Purchase	Free Vals	£0
Core	5 Year Fixed	4.14	3.44	£1999	£25,000	£500,000	75	012100467	Core, 75, 5, 4.14, FLFV	Remortgage	Free Vals, Free Legals	£0
Core	5 Year Fixed	4.14	3.44	£1999	£25,000	£750,000	75	012100468	Core, 75, 5, 4.14, FVCB250	Remortgage	Free Vals	£250
Core	2 Year Fixed	4.29	4.15	0	£25,000	£750,000	75	012100491	Core, 75, 2, 4.29, FV	Purchase	Free Vals	£0
Core	2 Year Fixed	4.29	4.15	0	£25,000	£500,000	75	012100492	Core, 75, 2, 4.29, FLFV	Remortgage	Free Vals, Free Legals	£0
Core	2 Year Fixed	4.29	4.15	0	£25,000	£750,000	75	012100493	Core, 75, 2, 4.29, FVCB250	Remortgage	Free Vals	£250
Core	5 Year Fixed	4.49	3.79	0	£25,000	£750,000	75	012100496	Core, 75, 5, 4.49, FV	Purchase	Free Vals	£0
Core	5 Year Fixed	4.49	3.79	0	£25,000	£500,000	75	012100497	Core, 75, 5, 4.49, FLFV	Remortgage	Free Vals, Free Legals	£0
Core	5 Year Fixed	4.49	3.79	0	£25,000	£750,000	75	012100498	Core, 75, 5, 4.49, FVCB250	Remortgage	Free Vals	£250
Core	2 Year Fixed	4.39	4.15	1.50%	£25,000	£750,000	80	012100162	Core, 80, 2, 4.39	Purchase, Remortgage	None	£0
Core	5 Year Fixed	4.59	3.99	1.50%	£25,000	£750,000	80	012100163	Core, 80, 5, 4.59	Purchase, Remortgage	None	£0
Core	2 Year Fixed	4.49	4.15	£1999	£25,000	£750,000	80	012100176	Core, 80, 2, 4.49, FV	Purchase	Free Vals	£0
Core	2 Year Fixed	4.49	4.15	£1999	£25,000	£500,000	80	012100177	Core, 80, 2, 4.49, FLFV	Remortgage	Free Vals, Free Legals	£0
Core	2 Year Fixed	4.49	4.15	£1999	£25,000	£750,000	80	012100178	Core, 80, 2, 4.49, FVCB250	Remortgage	Free Vals	£250
Core	5 Year Fixed	4.69	4.09	£1999	£25,000	£750,000	80	012100181	Core, 80, 5, 4.69, FV	Purchase	Free Vals	£0
Core	5 Year Fixed	4.69	4.09	£1999	£25,000	£500,000	80	012100182	Core, 80, 5, 4.69, FLFV	Remortgage	Free Vals, Free Legals	£0
Core	5 Year Fixed	4.69	4.09	£1999	£25,000	£750,000	80	012100183	Core, 80, 5, 4.69, FVCB250	Remortgage	Free Vals	£250
Core	2 Year Fixed	4.84	4.15	0	£25,000	£750,000	80	012100206	Core, 80, 2, 4.84, FV	Purchase	Free Vals	£0
Core	2 Year Fixed	4.84	4.15	0	£25,000	£500,000	80	012100207	Core, 80, 2, 4.84, FLFV	Remortgage	Free Vals, Free Legals	£0
Core	2 Year Fixed	4.84	4.15	0	£25,000	£750,000	80	012100208	Core, 80, 2, 4.84, FVCB250	Remortgage	Free Vals	£250
Core	5 Year Fixed	5.04	4.44	0	£25,000	£750,000	80	012100211	Core, 80, 5, 5.04, FV	Purchase	Free Vals	£0
Core	5 Year Fixed	5.04	4.44	0	£25,000	£500,000	80	012100212	Core, 80, 5, 5.04, FLFV	Remortgage	Free Vals, Free Legals	£0
Core	5 Year Fixed	5.04	4.44	0	£25,000	£750,000	80	012100213	Core, 80, 5, 5.04, FVCB250	Remortgage	Free Vals	£250
Core	2 Year Fixed	5.34	4.15	1.50%	£25,000	£500,000	85	012100164	Core, 85, 2, 5.34	Purchase, Remortgage	None	£0
Core	5 Year Fixed	5.54	4.94	1.50%	£25,000	£500,000	85	012100165	Core, 85, 5, 5.54	Purchase, Remortgage	None	£0
Core	2 Year Fixed	5.44	4.15	£1999	£25,000	£500,000	85	012100186	Core, 85, 2, 5.44, FV	Purchase	Free Vals	£0
Core	2 Year Fixed	5.44	4.15	£1999	£25,000	£500,000	85	012100187	Core, 85, 2, 5.44, FLFV	Remortgage	Free Vals, Free Legals	£0
Core	2 Year Fixed	5.44	4.15	£1999	£25,000	£500,000	85	012100188	Core, 85, 2, 5.44, FVCB250	Remortgage	Free Vals	£250
Core	5 Year Fixed	5.64	5.04	£1999	£25,000	£500,000	85	012100191	Core, 85, 5, 5.64, FV	Purchase	Free Vals	£0

Core	5 Year Fixed	5.64	5.04	£1999	£25,000	£500,000	85	012100192	Core, 85, 5, 5.64, FLV	Remortgage	Free Vals, Free Legals	£0
Core	5 Year Fixed	5.64	5.04	£1999	£25,000	£500,000	85	012100193	Core, 85, 5, 5.64, FVCB250	Remortgage	Free Vals	£250
Core	2 Year Fixed	5.79	4.15	0	£25,000	£500,000	85	012100216	Core, 85, 2, 5.79, FV	Purchase	Free Vals	£0
Core	2 Year Fixed	5.79	4.15	0	£25,000	£500,000	85	012100217	Core, 85, 2, 5.79, FLV	Remortgage	Free Vals, Free Legals	£0
Core	2 Year Fixed	5.79	4.15	0	£25,000	£500,000	85	012100218	Core, 85, 2, 5.79, FVCB250	Remortgage	Free Vals	£250
Core	5 Year Fixed	5.99	5.39	0	£25,000	£500,000	85	012100221	Core, 85, 5, 5.99, FV	Purchase	Free Vals	£0
Core	5 Year Fixed	5.99	5.39	0	£25,000	£500,000	85	012100222	Core, 85, 5, 5.99, FLV	Remortgage	Free Vals, Free Legals	£0
Core	5 Year Fixed	5.99	5.39	0	£25,000	£500,000	85	012100223	Core, 85, 5, 5.99, FVCB250	Remortgage	Free Vals	£250

\* Northern Ireland currently capped at £500,000 maximum loan amount. Free legals incentive not currently available in Northern Ireland.



# BUY TO LET PRODUCTS - CORE LIMITED COMPANY

- Minimum loan; £25,000
- Maximum loan; £750,000 (unless stated)

Product Category	Fixed Period	Interest Rate	Reversion Margin	Completion Fee	Min Loan	Max Loan*	LTV	Product Code	Product Name	Loan Purpose	Incentives*	Cashback
Core - Ltd Co.	2 Year Fixed	3.69	4.15	1.50%	£25,000	£750,000	75	022100005	Core, 75, 2, 3.69	Purchase, Remortgage	None	£0
Core - Ltd Co.	2 Year Fixed	3.79	4.15	£1999	£25,000	£750,000	75	012100464	Core, 75, 2, 3.79, FV	Purchase	Free Vals	£0
Core - Ltd Co.	2 Year Fixed	3.79	4.15	£1999	£25,000	£750,000	75	012100465	Core, 75, 2, 3.79, FVCB250	Remortgage	Free Vals	£250
Core - Ltd Co.	5 Year Fixed	3.89	3.19	£1999	£25,000	£500,000	75	012100526	Core, 75, 5, 3.89, FV	Purchase	Free Vals	£0
Core - Ltd Co.	5 Year Fixed	3.89	3.19	£1999	£25,000	£500,000	75	012100527	Core, 75, 5, 3.89, FVCB250	Remortgage	Free Vals	£250
Core - Ltd Co.	5 Year Fixed	4.04	3.34	1.50%	£25,000	£750,000	75	022100006	Core, 75, 5, 4.04	Purchase, Remortgage	None	£0
Core - Ltd Co.	5 Year Fixed	4.14	3.44	£1999	£25,000	£750,000	75	012100469	Core, 75, 5, 4.14, FV	Purchase	Free Vals	£0
Core - Ltd Co.	5 Year Fixed	4.14	3.44	£1999	£25,000	£750,000	75	012100470	Core, 75, 5, 4.14, FVCB250	Remortgage	Free Vals	£250
Core - Ltd Co.	2 Year Fixed	4.29	4.15	0	£25,000	£750,000	75	012100494	Core, 75, 2, 4.29, FV	Purchase	Free Vals	£0
Core - Ltd Co.	2 Year Fixed	4.29	4.15	0	£25,000	£750,000	75	012100495	Core, 75, 2, 4.29, FVCB250	Remortgage	Free Vals	£250
Core - Ltd Co.	5 Year Fixed	4.49	3.79	0	£25,000	£750,000	75	012100499	Core, 75, 5, 4.49, FV	Purchase	Free Vals	£0
Core - Ltd Co.	5 Year Fixed	4.49	3.79	0	£25,000	£750,000	75	012100500	Core, 75, 5, 4.49, FVCB250	Remortgage	Free Vals	£250
Core - Ltd Co.	2 Year Fixed	4.39	4.15	1.50%	£25,000	£750,000	80	022100009	Core, 80, 2, 4.39	Purchase, Remortgage	None	£0
Core - Ltd Co.	2 Year Fixed	4.49	4.15	£1999	£25,000	£750,000	80	012100179	Core, 80, 2, 4.49, FV	Purchase	Free Vals	£0
Core - Ltd Co.	2 Year Fixed	4.49	4.15	£1999	£25,000	£750,000	80	012100180	Core, 80, 2, 4.49, FVCB250	Remortgage	Free Vals	£250
Core - Ltd Co.	5 Year Fixed	4.59	3.99	1.50%	£25,000	£750,000	80	022100010	Core, 80, 5, 4.59	Purchase, Remortgage	None	£0
Core - Ltd Co.	5 Year Fixed	4.69	4.09	£1999	£25,000	£750,000	80	012100184	Core, 80, 5, 4.69, FV	Purchase	Free Vals	£0
Core - Ltd Co.	5 Year Fixed	4.69	4.09	£1999	£25,000	£750,000	80	012100185	Core, 80, 5, 4.69, FVCB250	Remortgage	Free Vals	£250
Core - Ltd Co.	2 Year Fixed	4.84	4.15	0	£25,000	£750,000	80	012100209	Core, 80, 2, 4.84, FV	Purchase	Free Vals	£0
Core - Ltd Co.	2 Year Fixed	4.84	4.15	0	£25,000	£750,000	80	012100210	Core, 80, 2, 4.84, FVCB250	Remortgage	Free Vals	£250
Core - Ltd Co.	5 Year Fixed	5.04	4.44	0	£25,000	£750,000	80	012100214	Core, 80, 5, 5.04, FV	Purchase	Free Vals	£0
Core - Ltd Co.	5 Year Fixed	5.04	4.44	0	£25,000	£750,000	80	012100215	Core, 80, 5, 5.04, FVCB250	Remortgage	Free Vals	£250
Core - Ltd Co.	2 Year Fixed	5.34	4.15	1.50%	£25,000	£500,000	85	022100011	Core, 85, 2, 5.34	Purchase, Remortgage	None	£0
Core - Ltd Co.	2 Year Fixed	5.44	4.15	£1999	£25,000	£500,000	85	012100189	Core, 85, 2, 5.44, FV	Purchase	Free Vals	£0
Core - Ltd Co.	2 Year Fixed	5.44	4.15	£1999	£25,000	£500,000	85	012100190	Core, 85, 2, 5.44, FVCB250	Remortgage	Free Vals	£250
Core - Ltd Co.	5 Year Fixed	5.54	4.94	1.50%	£25,000	£500,000	85	022100012	Core, 85, 5, 5.54	Purchase, Remortgage	None	£0
Core - Ltd Co.	5 Year Fixed	5.64	5.04	£1999	£25,000	£500,000	85	012100194	Core, 85, 5, 5.64, FV	Purchase	Free Vals	£0
Core - Ltd Co.	5 Year Fixed	5.64	5.04	£1999	£25,000	£500,000	85	012100195	Core, 85, 5, 5.64, FVCB250	Remortgage	Free Vals	£250
Core - Ltd Co.	2 Year Fixed	5.79	4.15	0	£25,000	£500,000	85	012100219	Core, 85, 2, 5.79, FV	Purchase	Free Vals	£0
Core - Ltd Co.	2 Year Fixed	5.79	4.15	0	£25,000	£500,000	85	012100220	Core, 85, 2, 5.79, FVCB250	Remortgage	Free Vals	£250
Core - Ltd Co.	5 Year Fixed	5.99	5.39	0	£25,000	£500,000	85	012100224	Core, 85, 5, 5.99, FV	Purchase	Free Vals	£0
Core - Ltd Co.	5 Year Fixed	5.99	5.39	0	£25,000	£500,000	85	012100225	Core, 85, 5, 5.99, FVCB250	Remortgage	Free Vals	£250

\* Northern Ireland currently capped at £500,000 maximum loan amount.



# 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/lendingcriteria](http://www.kensingtonmortgages.co.uk/lendingcriteria)

Product Category	Fixed Period	Interest Rate	Reversion Margin	Completion Fee	Min Loan	Max Loan*	LTV	Product Code	Product Name	Loan Purpose	Incentives*	Cashback
Property Plus	2 Year Fixed	3.79	4.15	1.50%	£25,000	£500,000	75	012100541	Core, 75, 2, 3.79	Purchase, Remortgage	None	£0
Property Plus	5 Year Fixed	4.14	3.44	1.50%	£25,000	£500,000	75	012100542	Core, 75, 5, 4.14	Purchase, Remortgage	None	£0
Property Plus	2 Year Fixed	3.89	4.15	£1999	£25,000	£500,000	75	012100543	Core, 75, 2, 3.89, FV	Purchase	Free Vals	£0
Property Plus	2 Year Fixed	3.89	4.15	£1999	£25,000	£500,000	75	012100544	Core, 75, 2, 3.89, FLFV	Remortgage	Free Vals, Free Legals	£0
Property Plus	2 Year Fixed	3.89	4.15	£1999	£25,000	£500,000	75	012100545	Core, 75, 2, 3.89, FVCB250	Remortgage	Free Vals	£250
Property Plus	5 Year Fixed	4.24	3.54	£1999	£25,000	£500,000	75	012100548	Core, 75, 5, 4.24, FV	Purchase	Free Vals	£0
Property Plus	5 Year Fixed	4.24	3.54	£1999	£25,000	£500,000	75	012100549	Core, 75, 5, 4.24, FLFV	Remortgage	Free Vals, Free Legals	£0
Property Plus	5 Year Fixed	4.24	3.54	£1999	£25,000	£500,000	75	012100550	Core, 75, 5, 4.24, FVCB250	Remortgage	Free Vals	£250
Property Plus	2 Year Fixed	4.39	4.15	0	£25,000	£500,000	75	012100553	Core, 75, 2, 4.39, FV	Purchase	Free Vals	£0
Property Plus	2 Year Fixed	4.39	4.15	0	£25,000	£500,000	75	012100554	Core, 75, 2, 4.39, FLFV	Remortgage	Free Vals, Free Legals	£0
Property Plus	2 Year Fixed	4.39	4.15	0	£25,000	£500,000	75	012100555	Core, 75, 2, 4.39, FVCB250	Remortgage	Free Vals	£250
Property Plus	5 Year Fixed	4.59	3.89	0	£25,000	£500,000	75	012100558	Core, 75, 5, 4.59, FV	Purchase	Free Vals	£0
Property Plus	5 Year Fixed	4.59	3.89	0	£25,000	£500,000	75	012100559	Core, 75, 5, 4.59, FLFV	Remortgage	Free Vals, Free Legals	£0
Property Plus	5 Year Fixed	4.59	3.89	0	£25,000	£500,000	75	012100560	Core, 75, 5, 4.59, FVCB250	Remortgage	Free Vals	£250
Property Plus - Ltd Co.	2 Year Fixed	3.79	4.15	1.50%	£25,000	£500,000	75	022100007	Core, 75, 2, 3.79	Purchase, Remortgage	None	£0
Property Plus - Ltd Co.	5 Year Fixed	4.14	3.44	1.50%	£25,000	£500,000	75	022100008	Core, 75, 5, 4.14	Purchase, Remortgage	None	£0
Property Plus - Ltd Co.	2 Year Fixed	3.89	4.15	£1999	£25,000	£500,000	75	012100546	Core, 75, 2, 3.89, FV	Purchase	Free Vals	£0
Property Plus - Ltd Co.	2 Year Fixed	3.89	4.15	£1999	£25,000	£500,000	75	012100547	Core, 75, 2, 3.89, FVCB250	Remortgage	Free Vals	£250
Property Plus - Ltd Co.	5 Year Fixed	4.24	3.54	£1999	£25,000	£500,000	75	012100551	Core, 75, 5, 4.24, FV	Purchase	Free Vals	£0
Property Plus - Ltd Co.	5 Year Fixed	4.24	3.54	£1999	£25,000	£500,000	75	012100552	Core, 75, 5, 4.24, FVCB250	Remortgage	Free Vals	£250
Property Plus - Ltd Co.	2 Year Fixed	4.39	4.15	0	£25,000	£500,000	75	012100556	Core, 75, 2, 4.39, FV	Purchase	Free Vals	£0
Property Plus - Ltd Co.	2 Year Fixed	4.39	4.15	0	£25,000	£500,000	75	012100557	Core, 75, 2, 4.39, FVCB250	Remortgage	Free Vals	£250
Property Plus - Ltd Co.	5 Year Fixed	4.59	3.89	0	£25,000	£500,000	75	012100561	Core, 75, 5, 4.59, FV	Purchase	Free Vals	£0
Property Plus - Ltd Co.	5 Year Fixed	4.59	3.89	0	£25,000	£500,000	75	012100562	Core, 75, 5, 4.59, FVCB250	Remortgage	Free Vals	£250

\* Northern Ireland currently capped at £500,000 maximum loan amount. Free legals incentive not currently available in Northern Ireland.



# BUY TO LET PRODUCTS - SPECIALIST (HMO/MUB)

- For your clients with houses of multiple occupancy and multi-unit blocks
- Maximum loan; £750,000 (unless stated)

Product Category	Fixed Period	Interest Rate	Reversion Margin	Completion Fee	Min Loan	Max Loan*	LTV	Product Code	Product Name	Loan Purpose	Incentives*	Cashback
Specialist (HMO / MUB)	2 Year Fixed	4.09	4.15	1.50%	£25,000	£750,000	75	012100528	Specialist, 75, 2, 4.09	Purchase, Remortgage	None	£0
Specialist (HMO / MUB)	5 Year Fixed	4.64	3.94	1.50%	£25,000	£750,000	75	012100529	Specialist, 75, 5, 4.64	Purchase, Remortgage	None	£0
Specialist (HMO / MUB)	2 Year Fixed	4.79	4.15	1.50%	£25,000	£750,000	80	012100235	Specialist, 80, 2, 4.79	Purchase, Remortgage	None	£0
Specialist (HMO / MUB)	5 Year Fixed	5.19	4.59	1.50%	£25,000	£750,000	80	012100236	Specialist, 80, 5, 5.19	Purchase, Remortgage	None	£0
Specialist (HMO / MUB) - Ltd Co.	2 Year Fixed	4.09	4.15	1.50%	£25,000	£750,000	75	012100532	Specialist, 75, 2, 4.09	Purchase, Remortgage	None	£0
Specialist (HMO / MUB) - Ltd Co.	5 Year Fixed	4.64	3.94	1.50%	£25,000	£750,000	75	012100533	Specialist, 75, 5, 4.64	Purchase, Remortgage	None	£0
Specialist (HMO / MUB) - Ltd Co.	2 Year Fixed	4.79	4.15	1.50%	£25,000	£750,000	80	012100239	Specialist, 80, 2, 4.79	Purchase, Remortgage	None	£0
Specialist (HMO / MUB) - Ltd Co.	5 Year Fixed	5.19	4.59	1.50%	£25,000	£750,000	80	012100240	Specialist, 80, 5, 5.19	Purchase, Remortgage	None	£0

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# BUY TO LET CRITERIA SUMMARY

Rental coverage	Rental cover is calculated using individual circumstances and will give the maximum amount customers can expect to borrow based on their personal, property and income details. The cover ranges from 125% assessed on a monthly payment calculated at 5.50% or the initial interest rate plus 2.00% if higher (< 5 year fixed) or refer to the appropriate assessment rate (> 5 year fixed). Please see our calculator at <a href="http://www.kensingtonmortgages.co.uk">www.kensingtonmortgages.co.uk</a> for more details.
Minimum loan amount	£25,000
Maximum loan amount	Buy to Let loans are available to a maximum of £750k (£500k in Northern Ireland). 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. HMO and MUB maximum loan amount £750,000 (£500k in Northern Ireland). Property Plus maximum loan amount £500,000
Employment status	Employed / Self-Employed.
Region	England, Wales, mainland Scotland and Northern Ireland only.
Minimum age (at submission)	All applicants or directors when lending to Limited Company must be aged 21 or over.
Maximum age	70 at application. No age limit at the end of the term.
Minimum term	5 years, except: The minimum term for 5-year fixed rates is 6 years. The minimum term for interest only is 10 years.
Maximum term	40 years.
Minimum valuation	£75,000
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 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 to first time landlords. 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.
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: <a href="http://www.kensingtonmortgages.co.uk/lendingcriteria">www.kensingtonmortgages.co.uk/lendingcriteria</a>
Credit History	Defaults acceptable if older than 24 months Secured Loan Arrears acceptable if older than 24 months Satisfied CCJs acceptable if older than 24 months We are able to accept unsatisfied CCJs that are registered over 24 months ago at the underwriter's discretion Unsecured Credit arrears acceptable if accounts now up to date (max status of 2 in last 12 months) We are unable to accept any Debt Management Plans (DMP) in place less than 12 months Payday loans acceptable if older than 12 months We don't take Communication and small utility defaults into account

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.



# BTL CREDIT SUMMARY

	<b>CORE</b>
<b>UNSECURED DEFAULTS</b>	Defaults acceptable if older than 24 months
<b>CCJ'S</b>	Satisfied CCJs acceptable if older than 24 months. We are able to accept unsatisfied CCJs that are registered over 24 months ago at the underwriter's discretion.
<b>SECURED ARREARS</b>	Secured Loan Arrears acceptable if older than 24 months
<b>DMP</b>	We are unable to accept any Debt Management Plans (DMP) in place less than 12 months
<b>UNSECURED ARREARS</b>	Unsecured Credit arrears acceptable if accounts now up to date (max status of 2 in last 12 months)
<b>COMMUNICATIONS DEFAULTS</b>	All communications Defaults ignored
<b>IVA</b>	None
<b>BANKRUPTCY</b>	None
<b>PREVIOUS REPOSSESSION</b>	None
<b>PAYDAY LOANS NONE IN;</b>	12 months

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# ERC's

Term	Year 1	Year 2	Year 3	Year 4	Year 5
1 Year Fixed	3.00%				
2 Year Fixed	3.00%	2.00%			
3 Year Fixed	3.00%	2.00%	1.00%		
4 Year Fixed	4.00%	3.00%	1.50%	1.00%	
5 Year Fixed	4.00%	3.00%	1.50%	1.00%	1.00%

\*Kensington review the Kensington Standard Rate (KSR) Quarterly. The current KSR rate is 0.1%. This rate is set as of the 10th December 2020 and effective from the 1st January 2021. 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. Early Repayment Charges Apply, see table for details.

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