Kensington

BUY TO LET LENDING

27th November 2025

Please check our website to ensure that this is the most up to date product guide.

THE RANGE:

When choosing the right mortgage for your client, bear in mind that whilst their circumstances and location are pivotal, the product itself is also very important - sometimes a product with a lower reversion rate or longer initial fixed rate can enhance your client’s loan size.

Kensington review the Kensington Standard Rate (KSR) Quarterly. The current KSR rate is 4.10%. This rate is set as of the 10th September 2025 and effective from the 1st October 2025 (all new mortgage application documentation is reflected with this rate from 11th September 2025). 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.

Kensington

BUY TO LET PRODUCTS - PRIME

Buy to Let: Prime

- Assessed at Higher of Initial payrate plus 2% or 5.50% for 2 Year Fixed
- Assessed at Higher of Initial payrate or 5% for 5 Year Fixed
- Minimum Property Value £150,000

* See Credit Criteria page for full details
** Northern Ireland currently capped at 80% LTV and £500,000 maximum loan amount. Free Standard Legals incentive not currently available in Northern Ireland or for Limited Company.
△ Follow on Reversion margin is 2.5% above KSR (KSR can be found on the front page).

Credit Criteria *	Initial Period	Interest Rate△	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback
Prime Buy to Let											
Prime	2 Year Fixed	3.89	3.00%	£25,000	£750,000	75	102500179	Prime, 75, 2, 3.89, FV	Purchase, Remortgage	Free Vals	£0
		4.54	2.00%	£25,000	£750,000	75	102500171	Prime, 75, 2, 4.54, FV	Purchase, Remortgage	Free Vals	£0
		4.59	£4000	£25,000	£750,000	75	102500189	Prime, 75, 2, 4.59, FV	Purchase, Remortgage	Free Vals	£0
		4.79	£1999	£25,000	£750,000	75	102500175	Prime, 75, 2, 4.79, FV	Purchase, Remortgage	Free Vals	£0
		5.49	£0	£25,000	£750,000	75	102500173	Prime, 75, 2, 5.49, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	4.19	5.00%	£25,000	£750,000	75	112500173	Prime, 75, 5, 4.19, FV	Purchase, Remortgage	Free Vals	£0
		4.49	3.00%	£25,000	£750,000	75	112500175	Prime, 75, 5, 4.49, FV	Purchase, Remortgage	Free Vals	£0
		4.83	£4000	£25,000	£750,000	75	112500185	Prime, 75, 5, 4.83, FV	Purchase, Remortgage	Free Vals	£0
		5.09	£0	£25,000	£750,000	75	112500183	Prime, 75, 5, 5.09, FV	Purchase, Remortgage	Free Vals	£0
Prime Buy to Let - Limited Company											
Prime	2 Year Fixed	3.89	3.00%	£25,000	£750,000	75	102500180	Prime, 75, 2, 3.89, FV	Purchase, Remortgage	Free Vals	£0
		4.54	2.00%	£25,000	£750,000	75	102500172	Prime, 75, 2, 4.54, FV	Purchase, Remortgage	Free Vals	£0
		4.59	£4000	£25,000	£750,000	75	102500190	Prime, 75, 2, 4.59, FV	Purchase, Remortgage	Free Vals	£0
		4.79	£1999	£25,000	£750,000	75	102500176	Prime, 75, 2, 4.79, FV	Purchase, Remortgage	Free Vals	£0
		5.49	£0	£25,000	£750,000	75	102500174	Prime, 75, 2, 5.49, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	4.19	5.00%	£25,000	£750,000	75	112500174	Prime, 75, 5, 4.19, FV	Purchase, Remortgage	Free Vals	£0
		4.49	3.00%	£25,000	£750,000	75	112500176	Prime, 75, 5, 4.49, FV	Purchase, Remortgage	Free Vals	£0
		4.83	£4000	£25,000	£750,000	75	112500186	Prime, 75, 5, 4.83, FV	Purchase, Remortgage	Free Vals	£0
		5.09	£0	£25,000	£750,000	75	112500184	Prime, 75, 5, 5.09, FV	Purchase, Remortgage	Free Vals	£0

Kensington

PRIME BUY TO LET PRODUCTS - HMO & MUB

Prime: houses of multiple occupancy and multi-unit blocks

- **Assessed at Higher of Initial payrate plus 2% or 5.50% for 2 Year Fixed**
- **Assessed at Higher of Initial payrate or 5% for 5 Year Fixed**
- **Minimum Property Value £150,000**
- **Maximum loan; £750,000 (unless stated)**
- **HMO and MUBs are available to first time landlords as long as the total combined minimum income for the application is £75,000, at least one applicant must be a residential homeowner unless at least one applicant needs to earn a minimum of £40,000 OR be in tied accommodation.**

*** See Credit Criteria page for full details**
**** HMO & MUB products are not available in Northern Ireland**
△ Follow on Reversion margin is 2.5% above KSR (KSR can be found on the front page).

Prime Buy to Let - HMO & MUB											
Credit Criteria *	Initial Period	Interest Rate△	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback
Prime	2 Year Fixed	4.44	3.00%	£25,000	£750,000	75	102500181	Prime HMO MUB, 75, 2, 4.44, FV	Purchase, Remortgage	Free Vals	£0
		5.39	£4000	£25,000	£750,000	75	102500183	Prime HMO MUB, 75, 2, 5.39, FV	Purchase, Remortgage	Free Vals	£0
		5.94	£0	£25,000	£750,000	75	102500187	Prime HMO MUB, 75, 2, 5.94, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	4.59	5.00%	£25,000	£750,000	70	082500155	Prime HMO MUB, 70, 5, 4.59, FV	Purchase, Remortgage	Free Vals	£0
		4.64	5.00%	£25,000	£750,000	75	082500153	Prime HMO MUB, 75, 5, 4.64, FV	Purchase, Remortgage	Free Vals	£0
		4.89	3.00%	£25,000	£750,000	75	112500177	Prime HMO MUB, 75, 5, 4.89, FV	Purchase, Remortgage	Free Vals	£0
		5.19	£4000	£25,000	£750,000	75	112500179	Prime HMO MUB, 75, 5, 5.19, FV	Purchase, Remortgage	Free Vals	£0
		5.54	£0	£25,000	£750,000	75	112500181	Prime HMO MUB, 75, 5, 5.54, FV	Purchase, Remortgage	Free Vals	£0
Prime Buy to Let - Limited Company HMO & MUB											
Prime	2 Year Fixed	4.44	3.00%	£25,000	£750,000	75	102500182	Prime HMO MUB, 75, 2, 4.44, FV	Purchase, Remortgage	Free Vals	£0
		5.39	£4000	£25,000	£750,000	75	102500184	Prime HMO MUB, 75, 2, 5.39, FV	Purchase, Remortgage	Free Vals	£0
		5.94	£0	£25,000	£750,000	75	102500188	Prime HMO MUB, 75, 2, 5.94, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	4.59	5.00%	£25,000	£750,000	70	082500156	Prime HMO MUB, 70, 5, 4.59, FV	Purchase, Remortgage	Free Vals	£0
		4.64	5.00%	£25,000	£750,000	75	082500154	Prime HMO MUB, 75, 5, 4.64, FV	Purchase, Remortgage	Free Vals	£0
		4.89	3.00%	£25,000	£750,000	75	112500178	Prime HMO MUB, 75, 5, 4.89, FV	Purchase, Remortgage	Free Vals	£0
		5.19	£4000	£25,000	£750,000	75	112500180	Prime HMO MUB, 75, 5, 5.19, FV	Purchase, Remortgage	Free Vals	£0
		5.54	£0	£25,000	£750,000	75	112500182	Prime HMO MUB, 75, 5, 5.54, FV	Purchase, Remortgage	Free Vals	£0

Kensington

BUY TO LET PRODUCTS - CORE

Buy to Let: For your individual landlords

• Assessed at rates between 6.60% and 9.19%
• Minimum loan; £25,000
• Maximum loan; £750,000 (unless stated)
• Minimum Property Value £100,000

* See Credit Criteria page for full details
** Northern Ireland currently capped at 80% LTV and £500,000 maximum loan amount. Free Standard Legals incentive not currently available in Northern Ireland.
△ Follow on Reversion margin is 2.5% above KSR (KSR can be found on the front page).

Buy to Let - Core

Credit Criteria *	Initial Period	Interest Rate△	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback
Core	2 Year Fixed	3.47	5.00%	£25,000	£750,000	75	082500048	Core, 75, 2, 3.47, FV	Purchase, Remortgage	Free Vals	£0
		3.99	3.00%	£25,000	£750,000	75	052500059	Core, 75, 2, 3.99, FV	Purchase, Remortgage	Free Vals	£0
		4.64	2.00%	£25,000	£750,000	75	102500139	Core, 75, 2, 4.64, FV	Purchase, Remortgage	Free Vals	£0
		4.69	£4000	£25,000	£750,000	75	082500024	Core, 75, 2, 4.69, FV	Purchase, Remortgage	Free Vals	£0
		4.89	£1999	£25,000	£750,000	75	102500151	Core, 75, 2, 4.89, FV	Purchase, Remortgage	Free Vals	£0
		5.59	£0	£25,000	£750,000	75	092500050	Core, 75, 2, 5.59, FV	Purchase	Free Vals	£0
		5.59	£0	£25,000	£500,000	75	092500051	Core, 75, 2, 5.59, FLFV	Remortgage	Free Vals, Free Standard Legals	£0
		5.59	£0	£25,000	£750,000	75	092500052	Core, 75, 2, 5.59, FVCB250	Remortgage	Free Vals	£250
		5.59	2.00%	£25,000	£750,000	80	102500145	Core, 80, 2, 5.59, FV	Purchase, Remortgage	Free Vals	£0
		5.64	£1999	£25,000	£750,000	80	102500155	Core, 80, 2, 5.64, FV	Purchase, Remortgage	Free Vals	£0
		5.99	£0	£25,000	£750,000	80	052500023	Core, 80, 2, 5.99, FV	Purchase	Free Vals	£0
		5.99	£0	£25,000	£500,000	80	052500024	Core, 80, 2, 5.99, FLFV	Remortgage	Free Vals, Free Standard Legals	£0
		5.99	£0	£25,000	£750,000	80	052500025	Core, 80, 2, 5.99, FVCB250	Remortgage	Free Vals	£250
Core	5 Year Fixed	4.69	3.00%	£25,000	£750,000	75	112500171	Core, 75, 5, 4.69, FV	Purchase, Remortgage	Free Vals	£0
		4.94	2.00%	£25,000	£750,000	75	102500141	Core, 75, 5, 4.94, FV	Purchase, Remortgage	Free Vals	£0
		4.99	£1999	£25,000	£750,000	75	102500153	Core, 75, 5, 4.99, FV	Purchase, Remortgage	Free Vals	£0
		5.03	£4000	£25,000	£750,000	75	112500158	Core, 75, 5, 5.03, FV	Purchase, Remortgage	Free Vals	£0
		5.29	£0	£25,000	£750,000	75	112500160	Core, 75, 5, 5.29, FV	Purchase	Free Vals	£0
		5.29	£0	£25,000	£750,000	75	112500161	Core, 75, 5, 5.29, FLFV	Remortgage	Free Vals, Free Legals	£0
		5.29	£0	£25,000	£750,000	75	112500162	Core, 75, 5, 5.29, FVCB250	Remortgage	Free Vals	£250
		5.49	2.00%	£25,000	£750,000	80	102500147	Core, 80, 5, 5.49, FV	Purchase, Remortgage	Free Vals	£0
		5.54	£1999	£25,000	£750,000	80	102500157	Core, 80, 5, 5.54, FV	Purchase, Remortgage	Free Vals	£0
		5.79	£0	£25,000	£750,000	80	082500019	Core, 80, 5, 5.79, FV	Purchase	Free Vals	£0
		5.79	£0	£25,000	£500,000	80	082500020	Core, 80, 5, 5.79, FLFV	Remortgage	Free Vals, Free Standard Legals	£0
		5.79	£0	£25,000	£750,000	80	082500021	Core, 80, 5, 5.79, FVCB250	Remortgage	Free Vals	£250

Kensington

BUY TO LET PRODUCTS - CORE LIMITED COMPANY

Buy to Let: For your limited company landlords
- Assessed at rates between 6.60% and 9.19%
- Minimum loan; £25,000
- Maximum loan; £750,000 (unless stated)
- Minimum Property Value £100,000

* See Credit Criteria page for full details
** Northern Ireland currently capped at 80% LTV and £500,000 maximum loan amount. Free Standard Legals incentive not currently available in Northern Ireland or for Limited Company.
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Buy to Let - Core Limited Company

Credit Criteria *	Initial Period	Interest Rate△	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback
Core	2 Year Fixed	3.47	5.00%	£25,000	£750,000	75	082500049	Core, 75, 2, 3.47, FV	Purchase, Remortgage	Free Vals	£0
		3.99	3.00%	£25,000	£750,000	75	052500060	Core, 75, 2, 3.99, FV	Purchase, Remortgage	Free Vals	£0
		4.64	2.00%	£25,000	£750,000	75	102500140	Core, 75, 2, 4.64, FV	Purchase, Remortgage	Free Vals	£0
		4.69	£4000	£25,000	£750,000	75	082500025	Core, 75, 2, 4.69, FV	Purchase, Remortgage	Free Vals	£0
		4.89	£1999	£25,000	£750,000	75	102500152	Core, 75, 2, 4.89, FV	Purchase, Remortgage	Free Vals	£0
		5.59	£0	£25,000	£750,000	75	092500053	Core, 75, 2, 5.59, FV	Purchase	Free Vals	£0
		5.59	£0	£25,000	£750,000	75	092500054	Core, 75, 2, 5.59, FVCB250	Remortgage	Free Vals	£250
		5.59	2.00%	£25,000	£750,000	80	102500146	Core, 80, 2, 5.59, FV	Purchase, Remortgage	Free Vals	£0
		5.64	£1999	£25,000	£750,000	80	102500156	Core, 80, 2, 5.64, FV	Purchase, Remortgage	Free Vals	£0
		5.99	£0	£25,000	£750,000	80	052500026	Core, 80, 2, 5.99, FV	Purchase	Free Vals	£0
		5.99	£0	£25,000	£750,000	80	052500027	Core, 80, 2, 5.99, FVCB250	Remortgage	Free Vals	£250
Core	5 Year Fixed	4.69	3.00%	£25,000	£750,000	75	112500172	Core, 75, 5, 4.69, FV	Purchase, Remortgage	Free Vals	£0
		4.94	2.00%	£25,000	£750,000	75	102500142	Core, 75, 5, 4.94, FV	Purchase, Remortgage	Free Vals	£0
		4.99	£1999	£25,000	£750,000	75	102500154	Core, 75, 5, 4.99, FV	Purchase, Remortgage	Free Vals	£0
		5.03	£4000	£25,000	£750,000	75	112500159	Core, 75, 5, 5.03, FV	Purchase, Remortgage	Free Vals	£0
		5.29	£0	£25,000	£750,000	75	112500163	Core, 75, 5, 5.29, FV	Purchase	Free Vals	£0
		5.29	£0	£25,000	£750,000	75	112500164	Core, 75, 5, 5.29, FVCB250	Remortgage	Free Vals	£250
		5.49	2.00%	£25,000	£750,000	80	102500148	Core, 80, 5, 5.49, FV	Purchase, Remortgage	Free Vals	£0
		5.54	£1999	£25,000	£750,000	80	102500158	Core, 80, 5, 5.54, FV	Purchase, Remortgage	Free Vals	£0
		5.79	£0	£25,000	£750,000	80	082500022	Core, 80, 5, 5.79, FV	Purchase	Free Vals	£0
		5.79	£0	£25,000	£750,000	80	082500023	Core, 80, 5, 5.79, FVCB250	Remortgage	Free Vals	£250

Kensington

BUY TO LET PRODUCTS - CORE TRACKER

Buy to Let: Tracker Rates

• Assessed at rates between 6.60% and 9.19%
• Minimum Property Value £100,000
• Product tracks Kensington Standard Rate (KSR); current KSR can be found on Page 1

* See Credit Criteria page for full details
** Northern Ireland currently capped at 80% LTV and £500,000 maximum loan amount. Free Standard Legals incentive not currently available in Northern Ireland or for Limited Company.
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Credit Criteria *	Initial Period	Interest Rate△	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback
Buy to Let - Core Tracker											
Core	2 Year Tracker	5.04 (KSR + 0.94%)	3.00%	£25,000	£750,000	75	022400301	Core Track, 75, 2, 0.94, FV	Purchase	Free Vals	£0
		5.73 (KSR + 1.63%)	£1999	£25,000	£750,000	80	022400303	Core Track, 80, 2, 1.63, FV	Purchase	Free Vals	£0
Buy to Let - Core Tracker Limited Company											
Core	2 Year Tracker	5.04 (KSR + 0.94%)	3.00%	£25,000	£750,000	75	022400302	Core Track, 75, 2, 0.94, FV	Purchase	Free Vals	£0
		5.73 (KSR + 1.63%)	£1999	£25,000	£750,000	80	022400304	Core Track, 80, 2, 1.63, FV	Purchase	Free Vals	£0

Kensington

BUY TO LET PRODUCTS - EKO REWARD

£500 cashback for the most energy efficient homes

- Assessed at rates between 6.60% and 9.19%
- Cashback paid following completion
- For properties with an EPC rating of A, B or C
- Minimum Property Value £100,000

* See Credit Criteria page for full details
** Northern Ireland currently capped at 80% LTV
△ Follow on Reversion margin is 2.5% above KSR (KSR can be found on the front page).

Buy to Let - eKo Reward											
Credit Criteria *	Initial Period	Interest Rate△	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback
Core	2 Year Fixed	5.59	£0	£25,000	£500,000	75	092500048	Core, 75, 2, 5.59, FVCB500	Purchase	Free Vals	£500
		5.99	£0	£25,000	£500,000	80	052500041	Core, 80, 2, 5.99, FVCB500	Purchase	Free Vals	£500
Core	5 Year Fixed	5.29	£0	£25,000	£500,000	75	112500167	Core, 75, 5, 5.29, FVCB500	Purchase	Free Vals	£500
		5.79	£0	£25,000	£500,000	80	082500030	Core, 80, 5, 5.79, FVCB500	Purchase	Free Vals	£500
Buy to Let - Limited Company eKo Reward											
Core	2 Year Fixed	5.59	£0	£25,000	£500,000	75	092500049	Core, 75, 2, 5.59, FVCB500	Purchase	Free Vals	£500
		5.99	£0	£25,000	£500,000	80	052500042	Core, 80, 2, 5.99, FVCB500	Purchase	Free Vals	£500
Core	5 Year Fixed	5.29	£0	£25,000	£500,000	75	112500168	Core, 75, 5, 5.29, FVCB500	Purchase	Free Vals	£500
		5.79	£0	£25,000	£500,000	80	082500031	Core, 80, 5, 5.79, FVCB500	Purchase	Free Vals	£500

Kensington

BUY TO LET PRODUCTS - HMO &MUB

For your clients with houses of multiple occupancy and multi-unit blocks

- Assessed at rates between 6.60% and 9.19%
- Maximum loan; £750,000 (unless stated)
- HMO and MUBs are available to first time landlords as long as the total combined minimum income for the application is £75,000, at least one applicant must be a residential homeowner unless at least one applicant needs to earn a minimum of £40,000 OR be in tied accommodation.
- Minimum Property Value £100,000

* See Credit Criteria page for full details
** HMO & MUB products are not available in Northern Ireland
△ Follow on Reversion margin is 2.5% above KSR (KSR can be found on the front page).

Buy to Let - HMO & MUB											
Credit Criteria *	Initial Period	Interest Rate△	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback
Core	2 Year Fixed	3.69	5.00%	£25,000	£750,000	75	102500193	HMO MUB, 75, 2, 3.69, FV	Purchase, Remortgage	Free Vals	£0
		4.54	3.00%	£25,000	£750,000	75	102500169	HMO MUB, 75, 2, 4.54, FV	Purchase, Remortgage	Free Vals	£0
		5.49	£4000	£25,000	£750,000	75	102500191	HMO MUB, 75, 2, 5.49, FV	Purchase, Remortgage	Free Vals	£0
		6.04	£0	£25,000	£750,000	75	102500195	HMO MUB, 75, 2, 6.04, FV	Purchase, Remortgage	Free Vals	£0
		6.79	£1999	£25,000	£750,000	75	102500159	HMO MUB, 75, 2, 6.79, FV	Purchase, Remortgage	Free Vals	£0
		7.19	£1999	£25,000	£750,000	80	102500163	HMO MUB, 80, 2, 7.19, FV	Purchase, Remortgage	Free Vals	£0
Core	5 Year Fixed	4.84	5.00%	£25,000	£750,000	75	102500167	HMO MUB, 75, 5, 4.84, FV	Purchase, Remortgage	Free Vals	£0
		5.09	3.00%	£25,000	£750,000	75	112500165	HMO MUB, 75, 5, 5.09, FV	Purchase, Remortgage	Free Vals	£0
		5.39	£4000	£25,000	£750,000	75	112500169	HMO MUB, 75, 5, 5.39, FV	Purchase, Remortgage	Free Vals	£0
		5.74	£0	£25,000	£750,000	75	112500187	HMO MUB, 75, 5, 5.74, FV	Purchase, Remortgage	Free Vals	£0
		6.24	£1999	£25,000	£750,000	80	102500165	HMO MUB, 80, 5, 6.24, FV	Purchase, Remortgage	Free Vals	£0
Buy to Let - Limited Company HMO & MUB											
Core	2 Year Fixed	3.69	5.00%	£25,000	£750,000	75	102500194	HMO MUB, 75, 2, 3.69, FV	Purchase, Remortgage	Free Vals	£0
		4.54	3.00%	£25,000	£750,000	75	102500170	HMO MUB, 75, 2, 4.54, FV	Purchase, Remortgage	Free Vals	£0
		5.49	£4000	£25,000	£750,000	75	102500192	HMO MUB, 75, 2, 5.49, FV	Purchase, Remortgage	Free Vals	£0
		6.04	£0	£25,000	£750,000	75	102500196	HMO MUB, 75, 2, 6.04, FV	Purchase, Remortgage	Free Vals	£0
		6.79	£1999	£25,000	£750,000	75	102500160	HMO MUB, 75, 2, 6.79, FV	Purchase, Remortgage	Free Vals	£0
		7.19	£1999	£25,000	£750,000	80	102500164	HMO MUB, 80, 2, 7.19, FV	Purchase, Remortgage	Free Vals	£0
Core	5 Year Fixed	4.84	5.00%	£25,000	£750,000	75	102500168	HMO MUB, 75, 5, 4.84, FV	Purchase, Remortgage	Free Vals	£0
		5.09	3.00%	£25,000	£750,000	75	112500166	HMO MUB, 75, 5, 5.09, FV	Purchase, Remortgage	Free Vals	£0
		5.39	£4000	£25,000	£750,000	75	112500170	HMO MUB, 75, 5, 5.39, FV	Purchase, Remortgage	Free Vals	£0
		5.74	£0	£25,000	£750,000	75	112500188	HMO MUB, 75, 5, 5.74, FV	Purchase, Remortgage	Free Vals	£0
		6.24	£1999	£25,000	£750,000	80	102500166	HMO MUB, 80, 5, 6.24, FV	Purchase, Remortgage	Free Vals	£0

BUY TO LET CRITERIA SUMMARY

Minimum loan amount	£25,000
Maximum loan amount	Buy to Let loans are available to a maximum of £750k (£500k in Northern Ireland). Please refer to individual product range. 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.
Employment status	Employed / Self-Employed.
Region	England, Wales, mainland Scotland and Northern Ireland only. (HMO and MUBs are not available if the property is located in Northern Ireland.)
Minimum age (at submission)	For one of the applicants is 21yrs. Minimum age at submission for all other applicants is 18yrs. For Limited Company all directors must be aged 21 or over.
Minimum term	5 Years, except: The minimum term for 5-year fixed rates is 6 Years.
Maximum term	40 Years.
Minimum valuation	£100,000 (£150,000 for all Prime products)
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	At least one applicant / director must be a residential homeowner unless one earns a minimum of £40,000 OR one owns at least 1 BTL property for 2 years OR one owns 4 or more BTL properties OR one of their employers provides tied accommodation. HMO and MUBs are available to first time landlords providing the total combined minimum income for the application is £75,000.
Referencing	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)	Landlords are accepted where they hold a maximum of 20 mortgages properties including the one being submitted to us with a total mortgage borrowing of £5m . (Kensington exposure: £2m). This applies to mortgages on buy tolet properties that are owner solely; jointly by applicants or through limited compnies. All portfolio landlords must complete a portfolio summary.
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 (Not available in Northern Ireland).
Property Changes	If your client needs to change their property after the case has been submitted; this is something we can do if the valuation has not been carried out. Please contact us for full details.
Prime/Core Credit History	Refer to BTL credit summary page
Product Transfers	For more information visit www.kensingtonmortgages.co.uk/intermediaries/product-transfers . You will be emailed if your clients are eligible 4 months before their fixed rate is ending.

THIS INFORMATION IS FOR INTERMEDIARIES ONLY

Kensington

BTL CREDIT SUMMARY

CRITERIA	PRIME	CORE
Ranges	**Prime, Prime eKo, Prime HMO & MUB**	**Core, HMO & MUB, eKo**
Defaults acceptable (if older than)	36 months No limit on number or value	24 months No limit on number or value
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 ago No limit on number or value	24 months ago No limit on number or value
Unsecured Credit arrears acceptable if accounts now up to date	**None in the last 12 months**	**Max status of 2 in last 12 months**
Debt Management Plans (DMPs) accept 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**	**12 months**
Communication/Insurance/ Bank Account and utility defaults:	We don't take into account Communication or Insurance defaults. Utility defaults cannot exceed £250 per application. However, if any default in respect of Communication, Insurance or Utility have resulted in unauthorised overdrafts or bounced DDM/Cheques on the bank account the case will be declined Bank account defaults/arrears will not be accepted.	We don't take into account Communication/Insurance/ defaults. Utility defaults cannot exceed £250 per application. Bank Account defaults/arrears subject to underwriter discretion.
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**		

For full criteria details:
www.kensingtonmortgages.co.uk/intermediaries/criteria

To find your local BDM:
www.kensingtonmortgages.co.uk/intermediaries/bdm

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DSCR

Tax Code	Prime and Core BTL	Prime and Core HMO & MUB
Basic Rate	125%	125%
High Rate	145%	150%
Additional Rate	150%	160%
Limited Company	125%	125%

Early Repayment Charges

Term	Year 1	Year 2	Year 3	Year 4	Year 5
1 Year Fixed	1.50%				
2 Year Fixed	3.00%	2.00%			
3 Year Fixed	3.00%	2.00%	1.00%		
5 Year Fixed	5.00%	4.00%	3.00%	2.00%	1.00%
2 Year Tracker	1.00%	1.00%			

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