



# BUY TO LET LENDING

## 10th February 2026

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

### THE RANGE:

[PRIME \(INC LTD CO\)](#)

[PRIME HMO & MUB \(INC LTD CO\)](#)

[PRIME EKO REWARD \(INC LTD CO\)](#)

[CORE](#)

[CORE - LTD CO](#)

[CORE TRACKERS \(INC LTD CO\)](#)

[CORE HMO & MUB \(INC LTD CO\)](#)

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 4.00%.

This rate is set as of the 10th December 2025 and effective from the 1st January 2026 (all new mortgage application documentation is reflected with this rate from 11th December 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.

### 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: 2nd Floor, Marlow International, Parkway, Marlow, SL7 1YL. 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.



# 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).

Prime Buy to Let											
Credit Criteria *	Initial Period	Interest Rate <sup>△</sup>	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback
Prime	2 Year Fixed	2.99	5.00%	£25,000	£750,000	75	012600041	Prime, 75, 2, 2.99, FV	Purchase, Remortgage	Free Vals	£0
		3.74	3.00%	£25,000	£750,000	75	012600043	Prime, 75, 2, 3.74, 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
		4.56	£4000	£25,000	£750,000	75	022600070	Prime, 75, 2, 4.56, FV	Purchase, Remortgage	Free Vals	£0
		4.74	£1999	£25,000	£750,000	75	012600039	Prime, 75, 2, 4.74, FV	Purchase, Remortgage	Free Vals	£0
		4.79	£1499	£25,000	£750,000	75	012600045	Prime, 75, 2, 4.79, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	5.23	£0	£25,000	£750,000	75	022600068	Prime, 75, 2, 5.23, FV	Purchase, Remortgage	Free Vals	£0
		4.19	5.00%	£25,000	£750,000	75	112500173	Prime, 75, 5, 4.19, FV	Purchase, Remortgage	Free Vals	£0
		4.32	3.00%	£25,000	£750,000	75	012600031	Prime, 75, 5, 4.32, FV	Purchase, Remortgage	Free Vals	£0
		4.72	£4000	£25,000	£750,000	75	022600058	Prime, 75, 5, 4.72, FV	Purchase, Remortgage	Free Vals	£0
		4.87	£1499	£25,000	£750,000	75	022600056	Prime, 75, 5, 4.87, FV	Purchase, Remortgage	Free Vals	£0
		4.99	£0	£25,000	£750,000	75	012600033	Prime, 75, 5, 4.99, FV	Purchase, Remortgage	Free Vals	£0
Prime Buy to Let - Limited Company											
Prime	2 Year Fixed	2.99	5.00%	£25,000	£750,000	75	012600042	Prime, 75, 2, 2.99, FV	Purchase, Remortgage	Free Vals	£0
		3.74	3.00%	£25,000	£750,000	75	012600044	Prime, 75, 2, 3.74, 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
		4.56	£4000	£25,000	£750,000	75	022600071	Prime, 75, 2, 4.56, FV	Purchase, Remortgage	Free Vals	£0
		4.74	£1999	£25,000	£750,000	75	012600040	Prime, 75, 2, 4.74, FV	Purchase, Remortgage	Free Vals	£0
		4.79	£1499	£25,000	£750,000	75	012600046	Prime, 75, 2, 4.79, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	5.23	£0	£25,000	£750,000	75	022600069	Prime, 75, 2, 5.23, FV	Purchase, Remortgage	Free Vals	£0
		4.19	5.00%	£25,000	£750,000	75	112500174	Prime, 75, 5, 4.19, FV	Purchase, Remortgage	Free Vals	£0
		4.32	3.00%	£25,000	£750,000	75	012600032	Prime, 75, 5, 4.32, FV	Purchase, Remortgage	Free Vals	£0
		4.72	£4000	£25,000	£750,000	75	022600059	Prime, 75, 5, 4.72, FV	Purchase, Remortgage	Free Vals	£0
		4.87	£1499	£25,000	£750,000	75	022600057	Prime, 75, 5, 4.87, FV	Purchase, Remortgage	Free Vals	£0
		4.99	£0	£25,000	£750,000	75	012600034	Prime, 75, 5, 4.99, FV	Purchase, Remortgage	Free Vals	£0



# 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 <sup>△</sup>	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback
Prime	2 Year Fixed	3.49	5.00%	£25,000	£750,000	75	122500051	Prime HMO MUB, 75, 2, 3.49, FV	Purchase, Remortgage	Free Vals	£0
		4.04	3.00%	£25,000	£750,000	75	122500049	Prime HMO MUB, 75, 2, 4.04, 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
		5.65	£0	£25,000	£750,000	75	122500053	Prime HMO MUB, 75, 2, 5.65, 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	3.49	5.00%	£25,000	£750,000	75	122500052	Prime HMO MUB, 75, 2, 3.49, FV	Purchase, Remortgage	Free Vals	£0
		4.04	3.00%	£25,000	£750,000	75	122500050	Prime HMO MUB, 75, 2, 4.04, 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
		5.65	£0	£25,000	£750,000	75	122500054	Prime HMO MUB, 75, 2, 5.65, 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



# PRIME BUY TO LET PRODUCTS - EKO REWARD

## Prime: for the most energy efficient homes

- 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
- Must be EPC rated A, B or C

\* 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).

Prime Buy to Let - eKo Reward											
Credit Criteria *	Initial Period	Interest Rate <sup>△</sup>	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback
Prime	2 Year Fixed	3.69	3.00%	£25,000	£750,000	75	022600084	Prime eKo Reward, 75, 2, 3.69, FV	Purchase, Remortgage	Free Vals	£0
		4.51	£4000	£25,000	£750,000	75	022600082	Prime eKo Reward, 75, 2, 4.51, FV	Purchase, Remortgage	Free Vals	£0
		4.74	£1499	£25,000	£750,000	75	022600080	Prime eKo Reward, 75, 2, 4.74, FV	Purchase, Remortgage	Free Vals	£0
		5.18	£0	£25,000	£750,000	75	022600086	Prime eKo Reward, 75, 2, 5.18, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	4.27	3.00%	£25,000	£750,000	75	022600074	Prime eKo Reward, 75, 5, 4.27, FV	Purchase, Remortgage	Free Vals	£0
		4.67	£4000	£25,000	£750,000	75	022600076	Prime eKo Reward, 75, 5, 4.67, FV	Purchase, Remortgage	Free Vals	£0
		4.82	£1499	£25,000	£750,000	75	022600072	Prime eKo Reward, 75, 5, 4.82, FV	Purchase, Remortgage	Free Vals	£0
		4.94	£0	£25,000	£750,000	75	022600078	Prime eKo Reward, 75, 5, 4.94, FV	Purchase, Remortgage	Free Vals	£0
Prime Buy to Let - Limited Company eKo Reward											
Prime	2 Year Fixed	3.69	3.00%	£25,000	£750,000	75	022600085	Prime eKo Reward, 75, 2, 3.69, FV	Purchase, Remortgage	Free Vals	£0
		4.51	£4000	£25,000	£750,000	75	022600083	Prime eKo Reward, 75, 2, 4.51, FV	Purchase, Remortgage	Free Vals	£0
		4.74	£1499	£25,000	£750,000	75	022600081	Prime eKo Reward, 75, 2, 4.74, FV	Purchase, Remortgage	Free Vals	£0
		5.18	£0	£25,000	£750,000	75	022600087	Prime eKo Reward, 75, 2, 5.18, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	4.27	3.00%	£25,000	£750,000	75	022600075	Prime eKo Reward, 75, 5, 4.27, FV	Purchase, Remortgage	Free Vals	£0
		4.67	£4000	£25,000	£750,000	75	022600077	Prime eKo Reward, 75, 5, 4.67, FV	Purchase, Remortgage	Free Vals	£0
		4.82	£1499	£25,000	£750,000	75	022600073	Prime eKo Reward, 75, 5, 4.82, FV	Purchase, Remortgage	Free Vals	£0
		4.94	£0	£25,000	£750,000	75	022600079	Prime eKo Reward, 75, 5, 4.94, FV	Purchase, Remortgage	Free Vals	£0



# BUY TO LET PRODUCTS - CORE

## Buy to Let: For your individual landlords

- Assessed at rates between 6.50% 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 <sup>△</sup>	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback
Core	2 Year Fixed	3.09	5.00%	£25,000	£750,000	75	012600029	Core, 75, 2, 3.09, FV	Purchase, Remortgage	Free Vals	£0
		3.84	3.00%	£25,000	£750,000	75	012600027	Core, 75, 2, 3.84, 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
		4.66	£4000	£25,000	£750,000	75	022600045	Core, 75, 2, 4.66, FV	Purchase, Remortgage	Free Vals	£0
		4.84	£1999	£25,000	£750,000	75	012600023	Core, 75, 2, 4.84, FV	Purchase, Remortgage	Free Vals	£0
		4.89	£1499	£25,000	£750,000	75	012600003	Core, 75, 2, 4.89, FV	Purchase, Remortgage	Free Vals	£0
		5.33	£0	£25,000	£750,000	75	022600040	Core, 75, 2, 5.33, FV	Purchase	Free Vals	£0
		5.33	£0	£25,000	£500,000	75	022600041	Core, 75, 2, 5.33, FLFV	Remortgage	Free Vals, Free Standard Legals	£0
		5.33	£0	£25,000	£750,000	75	022600042	Core, 75, 2, 5.33, 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	4.52	3.00%	£25,000	£750,000	75	012600025	Core, 75, 5, 4.52, FV	Purchase, Remortgage	Free Vals	£0
		4.92	£4000	£25,000	£750,000	75	022600038	Core, 75, 5, 4.92, 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
		5.07	£1499	£25,000	£750,000	75	022600051	Core, 75, 5, 5.07, FV	Purchase, Remortgage	Free Vals	£0
		5.19	£0	£25,000	£750,000	75	012600012	Core, 75, 5, 5.19, FV	Purchase	Free Vals	£0
		5.19	£0	£25,000	£500,000	75	012600013	Core, 75, 5, 5.19, FLFV	Remortgage	Free Vals, Free Standard Legals	£0
		5.19	£0	£25,000	£750,000	75	012600014	Core, 75, 5, 5.19, FVCB250	Remortgage	Free Vals	£250
		5.14	2.00%	£25,000	£750,000	80	022600036	Core, 80, 5, 5.14, 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



# BUY TO LET PRODUCTS - CORE LIMITED COMPANY

## Buy to Let: For your limited company landlords

- Assessed at rates between 6.50% 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.

△ Follow on Reversion margin is 2.5% above KSR (KSR can be found on the front page).

Buy to Let - Core Limited Company											
Credit Criteria *	Initial Period	Interest Rate <sup>△</sup>	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback
Core	2 Year Fixed	3.09	5.00%	£25,000	£750,000	75	012600030	Core, 75, 2, 3.09, FV	Purchase, Remortgage	Free Vals	£0
		3.84	3.00%	£25,000	£750,000	75	012600028	Core, 75, 2, 3.84, 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
		4.66	£4000	£25,000	£750,000	75	022600046	Core, 75, 2, 4.66, FV	Purchase, Remortgage	Free Vals	£0
		4.84	£1999	£25,000	£750,000	75	012600024	Core, 75, 2, 4.84, FV	Purchase, Remortgage	Free Vals	£0
		4.89	£1499	£25,000	£750,000	75	012600004	Core, 75, 2, 4.89, FV	Purchase, Remortgage	Free Vals	£0
		5.33	£0	£25,000	£750,000	75	022600043	Core, 75, 2, 5.33, FV	Purchase	Free Vals	£0
		5.33	£0	£25,000	£750,000	75	022600044	Core, 75, 2, 5.33, 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
Core	5 Year Fixed	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
		4.52	3.00%	£25,000	£750,000	75	012600026	Core, 75, 5, 4.52, FV	Purchase, Remortgage	Free Vals	£0
		4.92	£4000	£25,000	£750,000	75	022600039	Core, 75, 5, 4.92, 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
		5.07	£1499	£25,000	£750,000	75	022600052	Core, 75, 5, 5.07, FV	Purchase, Remortgage	Free Vals	£0
		5.19	£0	£25,000	£750,000	75	012600015	Core, 75, 5, 5.19, FV	Purchase	Free Vals	£0
		5.19	£0	£25,000	£750,000	75	012600016	Core, 75, 5, 5.19, FVCB250	Remortgage	Free Vals	£250
		5.14	2.00%	£25,000	£750,000	80	022600037	Core, 80, 5, 5.14, FV	Purchase, Remortgage	Free Vals	£0
Core	5 Year Fixed	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



# BUY TO LET PRODUCTS - CORE TRACKER

## Buy to Let: Tracker Rates

- Assessed at rates between 6.50% 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.

△ Follow on Reversion margin is 2.5% above KSR (KSR can be found on the front page).

Buy to Let - Core Tracker											
Credit Criteria *	Initial Period	Interest Rate <sup>△</sup>	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback
Core	2 Year Tracker	4.94 (KSR + 0.94%)	3.00%	£25,000	£750,000	75	022400301	Core Track, 75, 2, 0.94, FV	Purchase	Free Vals	£0
		5.63 (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	4.94 (KSR + 0.94%)	3.00%	£25,000	£750,000	75	022400302	Core Track, 75, 2, 0.94, FV	Purchase	Free Vals	£0
		5.63 (KSR + 1.63%)	£1999	£25,000	£750,000	80	022400304	Core Track, 80, 2, 1.63, FV	Purchase	Free Vals	£0



# BUY TO LET PRODUCTS - HMO & MUB

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

- Assessed at rates between 6.50% 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 <sup>△</sup>	Completi on Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback
Core	2 Year Fixed	3.59	5.00%	£25,000	£750,000	75	122500057	HMO MUB, 75, 2, 3.59, FV	Purchase, Remortgage	Free Vals	£0
		4.14	3.00%	£25,000	£750,000	75	122500041	HMO MUB, 75, 2, 4.14, 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
		5.75	£0	£25,000	£750,000	75	122500059	HMO MUB, 75, 2, 5.75, 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	3.59	5.00%	£25,000	£750,000	75	122500058	HMO MUB, 75, 2, 3.59, FV	Purchase, Remortgage	Free Vals	£0
		4.14	3.00%	£25,000	£750,000	75	122500042	HMO MUB, 75, 2, 4.14, 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
		5.75	£0	£25,000	£750,000	75	122500060	HMO MUB, 75, 2, 5.75, 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

<b>Minimum loan amount</b>	£25,000
<b>Maximum loan amount</b>	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.
<b>Employment status</b>	Employed / Self-Employed.
<b>Region</b>	England, Wales, mainland Scotland and Northern Ireland only. (HMO and MUBs are not available if the property is located in Northern Ireland.)
<b>Minimum age (at submission)</b>	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.
<b>Minimum term</b>	5 Years, except: The minimum term for 5-year fixed rates is 6 Years.
<b>Maximum term</b>	40 Years.
<b>Minimum valuation</b>	£100,000 (£150,000 for all Prime products)
<b>New build</b>	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.
<b>Minimum income</b>	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.
<b>Referencing</b>	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.
<b>Let to Buy</b>	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.
<b>Portfolio landlord (with 4 or more mortgaged properties)</b>	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 to let properties that are owner solely; jointly by applicants or through limited companies. All portfolio landlords must complete a portfolio summary.
<b>Limited Company Buy to Let</b>	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).
<b>Property Changes</b>	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.
<b>Prime/Core Credit History</b>	Refer to BTL credit summary page
<b>Product Transfers</b>	For more information visit <a href="http://www.kensingtonmortgages.co.uk/intermediaries/product-transfers">www.kensingtonmortgages.co.uk/intermediaries/product-transfers</a> . You will be emailed if your clients are eligible 4 months before their fixed rate is ending.

## 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: 2nd Floor, Marlow International, Parkway, Marlow, SL7 1YL. 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

CRITERIA	PRIME	CORE
Ranges	Prime, Prime eKo, Prime HMO & MUB	Core, HMO & MUB
Defaults acceptable (if older than)	36 months No limit on number or value	24 months No limit on number or value
Secured Loan/Rent missed payments acceptable (if older than)	<b>36 months</b>	<b>24 months</b>
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 missed payments acceptable if accounts now up to date	<b>None in the last 12 months</b>	<b>Max status of 2 in last 12 months</b>
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	<b>12 months</b>	<b>12 months</b>
Communication/Insurance/ Bank Account and utility defaults:	<p>We don't take into account Communication or Insurance defaults.</p> <p>Utility defaults cannot exceed £250 per application.</p> <p>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</p> <p>Bank account defaults/arrears will not be accepted.</p>	<p>We don't take into account Communication/Insurance/ defaults.</p> <p>Utility defaults cannot exceed £250 per application.</p> <p>Bank Account defaults/arrears subject to underwriter discretion.</p>
<p><b>Important bankruptcy update:</b></p> <p>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</p>		

For full criteria details:  
[www.kensingtonmortgages.co.uk/intermediaries/criteria](http://www.kensingtonmortgages.co.uk/intermediaries/criteria)

To find your local BDM:  
[www.kensingtonmortgages.co.uk/intermediaries/bdm](http://www.kensingtonmortgages.co.uk/intermediaries/bdm)

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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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