Kensington

BUY TO LET LENDING

22nd July 2026

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 3.95%. This rate is set as of the 10th June 2026 and effective from the 1st July 2026 (all new mortgage application documentation is reflected with this rate from 11th March 2026). 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 £75,000**

*** 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△**	**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	032602884	Prime, 75, 2, 3.49, FV	Purchase, Remortgage	Free Vals	£0
		4.04	3.00%	£25,000	£750,000	75	062600236	Prime, 75, 2, 4.04, FV	Purchase, Remortgage	Free Vals	£0
		5.24	2.00%	£25,000	£750,000	75	032601030	Prime, 75, 2, 5.24, FV	Purchase, Remortgage	Free Vals	£0
		5.26	£4000	£25,000	£750,000	75	032601050	Prime, 75, 2, 5.26, FV	Purchase, Remortgage	Free Vals	£0
		5.29	£1499	£25,000	£750,000	75	032602896	Prime, 75, 2, 5.29, FV	Purchase, Remortgage	Free Vals	£0
		5.53	£0	£25,000	£750,000	75	062600232	Prime, 75, 2, 5.53, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	4.59	5.00%	£25,000	£750,000	75	032600106	Prime, 75, 5, 4.59, FV	Purchase, Remortgage	Free Vals	£0
		4.72	3.00%	£25,000	£750,000	75	032600111	Prime, 75, 5, 4.72, FV	Purchase, Remortgage	Free Vals	£0
		5.02	£4000	£25,000	£750,000	75	062600228	Prime, 75, 5, 5.02, FV	Purchase, Remortgage	Free Vals	£0
		5.17	£1499	£25,000	£750,000	75	062600092	Prime, 75, 5, 5.17, FV	Purchase, Remortgage	Free Vals	£0
		5.24	£0	£25,000	£750,000	75	062600226	Prime, 75, 5, 5.24, FV	Purchase, Remortgage	Free Vals	£0
Prime Buy to Let - Limited Company											
Prime	2 Year Fixed	3.49	5.00%	£25,000	£750,000	75	032602885	Prime, 75, 2, 3.49, FV	Purchase, Remortgage	Free Vals	£0
		4.04	3.00%	£25,000	£750,000	75	062600237	Prime, 75, 2, 4.04, FV	Purchase, Remortgage	Free Vals	£0
		5.24	2.00%	£25,000	£750,000	75	032601031	Prime, 75, 2, 5.24, FV	Purchase, Remortgage	Free Vals	£0
		5.26	£4000	£25,000	£750,000	75	032601051	Prime, 75, 2, 5.26, FV	Purchase, Remortgage	Free Vals	£0
		5.29	£1499	£25,000	£750,000	75	032602897	Prime, 75, 2, 5.29, FV	Purchase, Remortgage	Free Vals	£0
		5.53	£0	£25,000	£750,000	75	062600233	Prime, 75, 2, 5.53, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	4.59	5.00%	£25,000	£750,000	75	032600107	Prime, 75, 5, 4.59, FV	Purchase, Remortgage	Free Vals	£0
		4.72	3.00%	£25,000	£750,000	75	032600112	Prime, 75, 5, 4.72, FV	Purchase, Remortgage	Free Vals	£0
		5.02	£4000	£25,000	£750,000	75	062600229	Prime, 75, 5, 5.02, FV	Purchase, Remortgage	Free Vals	£0
		5.17	£1499	£25,000	£750,000	75	062600093	Prime, 75, 5, 5.17, FV	Purchase, Remortgage	Free Vals	£0
		5.24	£0	£25,000	£750,000	75	062600227	Prime, 75, 5, 5.24, 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 £75,000
• 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	3.96	5.00%	£25,000	£750,000	75	032600918	Prime HMO MUB, 75, 2, 3.96, FV	Purchase, Remortgage	Free Vals	£0
		4.49	3.00%	£25,000	£750,000	75	032600914	Prime HMO MUB, 75, 2, 4.49, FV	Purchase, Remortgage	Free Vals	£0
		5.99	£4000	£25,000	£750,000	75	032600916	Prime HMO MUB, 75, 2, 5.99, FV	Purchase, Remortgage	Free Vals	£0
		6.45	£0	£25,000	£750,000	75	032601172	Prime HMO MUB, 75, 2, 6.45, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	4.74	5.00%	£25,000	£750,000	75	062600222	Prime HMO MUB, 75, 5, 4.74, FV	Purchase, Remortgage	Free Vals	£0
		4.99	3.00%	£25,000	£750,000	75	062600218	Prime HMO MUB, 75, 5, 4.99, FV	Purchase, Remortgage	Free Vals	£0
		5.74	£4000	£25,000	£750,000	75	032600894	Prime HMO MUB, 75, 5, 5.74, FV	Purchase, Remortgage	Free Vals	£0
		5.93	£0	£25,000	£750,000	75	062600224	Prime HMO MUB, 75, 5, 5.93, FV	Purchase, Remortgage	Free Vals	£0
Prime Buy to Let - Limited Company HMO & MUB											
Prime	2 Year Fixed	3.96	5.00%	£25,000	£750,000	75	032600919	Prime HMO MUB, 75, 2, 3.96, FV	Purchase, Remortgage	Free Vals	£0
		4.49	3.00%	£25,000	£750,000	75	032600915	Prime HMO MUB, 75, 2, 4.49, FV	Purchase, Remortgage	Free Vals	£0
		5.99	£4000	£25,000	£750,000	75	032600917	Prime HMO MUB, 75, 2, 5.99, FV	Purchase, Remortgage	Free Vals	£0
		6.45	£0	£25,000	£750,000	75	032601173	Prime HMO MUB, 75, 2, 6.45, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	4.74	5.00%	£25,000	£750,000	75	062600223	Prime HMO MUB, 75, 5, 4.74, FV	Purchase, Remortgage	Free Vals	£0
		4.99	3.00%	£25,000	£750,000	75	062600219	Prime HMO MUB, 75, 5, 4.99, FV	Purchase, Remortgage	Free Vals	£0
		5.74	£4000	£25,000	£750,000	75	032600895	Prime HMO MUB, 75, 5, 5.74, FV	Purchase, Remortgage	Free Vals	£0
		5.93	£0	£25,000	£750,000	75	062600225	Prime HMO MUB, 75, 5, 5.93, 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 £75,000
- 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△**	**Completion Fee**	**Min Loan**	**Max Loan****	**LTV****	**Product Code**	**Product Name**	**Loan Purpose**	**Incentives****	**Cashback**
Prime	2 Year Fixed	3.99	3.00%	£25,000	£750,000	75	062600266	Prime eKo Reward, 75, 2, 3.99, FV	Purchase, Remortgage	Free Vals	£0
		5.21	£4000	£25,000	£750,000	75	032601066	Prime eKo Reward, 75, 2, 5.21, FV	Purchase, Remortgage	Free Vals	£0
		5.24	£1499	£25,000	£750,000	75	032602912	Prime eKo Reward, 75, 2, 5.24, FV	Purchase, Remortgage	Free Vals	£0
		5.48	£0	£25,000	£750,000	75	062600268	Prime eKo Reward, 75, 2, 5.48, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	4.67	3.00%	£25,000	£750,000	75	032600109	Prime eKo Reward, 75, 5, 4.67, FV	Purchase, Remortgage	Free Vals	£0
		4.97	£4000	£25,000	£750,000	75	062600258	Prime eKo Reward, 75, 5, 4.97, FV	Purchase, Remortgage	Free Vals	£0
		5.12	£1499	£25,000	£750,000	75	062600134	Prime eKo Reward, 75, 5, 5.12, FV	Purchase, Remortgage	Free Vals	£0
		5.19	£0	£25,000	£750,000	75	062600260	Prime eKo Reward, 75, 5, 5.19, FV	Purchase, Remortgage	Free Vals	£0
Prime Buy to Let - Limited Company eKo Reward											
Prime	2 Year Fixed	3.99	3.00%	£25,000	£750,000	75	062600267	Prime eKo Reward, 75, 2, 3.99, FV	Purchase, Remortgage	Free Vals	£0
		5.21	£4000	£25,000	£750,000	75	032601067	Prime eKo Reward, 75, 2, 5.21, FV	Purchase, Remortgage	Free Vals	£0
		5.24	£1499	£25,000	£750,000	75	032602913	Prime eKo Reward, 75, 2, 5.24, FV	Purchase, Remortgage	Free Vals	£0
		5.48	£0	£25,000	£750,000	75	062600269	Prime eKo Reward, 75, 2, 5.48, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	4.67	3.00%	£25,000	£750,000	75	032600110	Prime eKo Reward, 75, 5, 4.67, FV	Purchase, Remortgage	Free Vals	£0
		4.97	£4000	£25,000	£750,000	75	062600259	Prime eKo Reward, 75, 5, 4.97, FV	Purchase, Remortgage	Free Vals	£0
		5.12	£1499	£25,000	£750,000	75	062600135	Prime eKo Reward, 75, 5, 5.12, FV	Purchase, Remortgage	Free Vals	£0
		5.19	£0	£25,000	£750,000	75	062600261	Prime eKo Reward, 75, 5, 5.19, FV	Purchase, Remortgage	Free Vals	£0

BUY TO LET PRODUCTS - CORE

Buy to Let: For your individual landlords

- Assessed at rates between 6.75% and 8.74%
- Minimum loan; £25,000
- Maximum loan; £750,000 (unless stated)
- Minimum Property Value £75,000

* 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	3.59	5.00%	£25,000	£750,000	75	032602854	Core, 75, 2, 3.59, FV	Purchase, Remortgage	Free Vals	£0
		4.14	3.00%	£25,000	£750,000	75	062600204	Core, 75, 2, 4.14, FV	Purchase, Remortgage	Free Vals	£0
		5.34	2.00%	£25,000	£750,000	75	032600946	Core, 75, 2, 5.34, FV	Purchase, Remortgage	Free Vals	£0
		5.36	£4000	£25,000	£750,000	75	032600984	Core, 75, 2, 5.36, FV	Purchase, Remortgage	Free Vals	£0
		5.39	£1499	£25,000	£750,000	75	032602802	Core, 75, 2, 5.39, FV	Purchase, Remortgage	Free Vals	£0
		5.63	£0	£25,000	£750,000	75	062600162	Core, 75, 2, 5.63, FV	Purchase	Free Vals	£0
		5.63	£0	£25,000	£500,000	75	062600163	Core, 75, 2, 5.63, FLFV	Remortgage	Free Vals, Free Standard Legals	£0
		5.63	£0	£25,000	£750,000	75	062600164	Core, 75, 2, 5.63, FVCB250	Remortgage	Free Vals	£250
		5.39	2.00%	£25,000	£750,000	80	032600170	Core, 80, 2, 5.39, FV	Purchase, Remortgage	Free Vals	£0
		6.24	£1999	£25,000	£750,000	80	032600866	Core, 80, 2, 6.24, FV	Purchase, Remortgage	Free Vals	£0
		6.74	£0	£25,000	£750,000	80	052603229	Core, 80, 2, 6.74, FV	Purchase	Free Vals	£0
		6.74	£0	£25,000	£500,000	80	052603230	Core, 80, 2, 6.74, FLFV	Remortgage	Free Vals, Free Standard Legals	£0
		6.74	£0	£25,000	£750,000	80	052603231	Core, 80, 2, 6.74, FVCB250	Remortgage	Free Vals	£250
Core	5 Year Fixed	4.82	3.00%	£25,000	£750,000	75	062600200	Core, 75, 5, 4.82, FV	Purchase, Remortgage	Free Vals	£0
		5.22	£4000	£25,000	£750,000	75	062600160	Core, 75, 5, 5.22, FV	Purchase, Remortgage	Free Vals	£0
		5.34	2.00%	£25,000	£750,000	75	032600165	Core, 75, 5, 5.34, FV	Purchase, Remortgage	Free Vals	£0
		5.37	£1499	£25,000	£750,000	75	062600070	Core, 75, 5, 5.37, FV	Purchase, Remortgage	Free Vals	£0
		5.44	£0	£25,000	£750,000	75	062600167	Core, 75, 5, 5.44, FV	Purchase	Free Vals	£0
		5.44	£0	£25,000	£500,000	75	062600168	Core, 75, 5, 5.44, FLFV	Remortgage	Free Vals, Free Standard Legals	£0
		5.44	£0	£25,000	£750,000	75	062600169	Core, 75, 5, 5.44, FVCB250	Remortgage	Free Vals	£250
		5.59	2.00%	£25,000	£750,000	80	052603335	Core, 80, 5, 5.59, FV	Purchase, Remortgage	Free Vals	£0
		6.14	£1999	£25,000	£750,000	80	032600868	Core, 80, 5, 6.14, FV	Purchase, Remortgage	Free Vals	£0
		6.19	£0	£25,000	£750,000	80	032600334	Core, 80, 5, 6.19, FV	Purchase	Free Vals	£0
		6.19	£0	£25,000	£500,000	80	032600335	Core, 80, 5, 6.19, FLFV	Remortgage	Free Vals, Free Standard Legals	£0
		6.19	£0	£25,000	£750,000	80	032600336	Core, 80, 5, 6.19, 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 6.75% and 8.74%
- Minimum loan; £25,000
- Maximum loan; £750,000 (unless stated)
- Minimum Property Value £75,000

* 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△	Completion 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	032602855	Core, 75, 2, 3.59, FV	Purchase, Remortgage	Free Vals	£0
		4.14	3.00%	£25,000	£750,000	75	062600205	Core, 75, 2, 4.14, FV	Purchase, Remortgage	Free Vals	£0
		5.34	2.00%	£25,000	£750,000	75	032600947	Core, 75, 2, 5.34, FV	Purchase, Remortgage	Free Vals	£0
		5.36	£4000	£25,000	£750,000	75	032600985	Core, 75, 2, 5.36, FV	Purchase, Remortgage	Free Vals	£0
		5.39	£1499	£25,000	£750,000	75	032602803	Core, 75, 2, 5.39, FV	Purchase, Remortgage	Free Vals	£0
		5.63	£0	£25,000	£750,000	75	062600165	Core, 75, 2, 5.63, FV	Purchase	Free Vals	£0
		5.63	£0	£25,000	£750,000	75	062600166	Core, 75, 2, 5.63, FVCB250	Remortgage	Free Vals	£250
		5.39	2.00%	£25,000	£750,000	80	032600171	Core, 80, 2, 5.39, FV	Purchase, Remortgage	Free Vals	£0
		6.24	£1999	£25,000	£750,000	80	032600867	Core, 80, 2, 6.24, FV	Purchase, Remortgage	Free Vals	£0
		6.74	£0	£25,000	£750,000	80	052603232	Core, 80, 2, 6.74, FV	Purchase	Free Vals	£0
		6.74	£0	£25,000	£750,000	80	052603233	Core, 80, 2, 6.74, FVCB250	Remortgage	Free Vals	£250
Core	5 Year Fixed	4.82	3.00%	£25,000	£750,000	75	062600201	Core, 75, 5, 4.82, FV	Purchase, Remortgage	Free Vals	£0
		5.22	£4000	£25,000	£750,000	75	062600161	Core, 75, 5, 5.22, FV	Purchase, Remortgage	Free Vals	£0
		5.34	2.00%	£25,000	£750,000	75	032600166	Core, 75, 5, 5.34, FV	Purchase, Remortgage	Free Vals	£0
		5.37	£1499	£25,000	£750,000	75	062600071	Core, 75, 5, 5.37, FV	Purchase, Remortgage	Free Vals	£0
		5.44	£0	£25,000	£750,000	75	062600170	Core, 75, 5, 5.44, FV	Purchase	Free Vals	£0
		5.44	£0	£25,000	£750,000	75	062600171	Core, 75, 5, 5.44, FVCB250	Remortgage	Free Vals	£250
		5.59	2.00%	£25,000	£750,000	80	052603336	Core, 80, 5, 5.59, FV	Purchase, Remortgage	Free Vals	£0
		6.14	£1999	£25,000	£750,000	80	032600869	Core, 80, 5, 6.14, FV	Purchase, Remortgage	Free Vals	£0
		6.19	£0	£25,000	£750,000	80	032600337	Core, 80, 5, 6.19, FV	Purchase	Free Vals	£0
		6.19	£0	£25,000	£750,000	80	032600338	Core, 80, 5, 6.19, FVCB250	Remortgage	Free Vals	£250

BUY TO LET PRODUCTS - CORE TRACKER

Buy to Let: Tracker Rates

- Assessed at rates between 6.75% and 8.74%
- Minimum Property Value £75,000
- 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△	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback
Core	2 Year Tracker	4.89 (KSR + 0.94%)	3.00%	£25,000	£750,000	75	022400301	Core Track, 75, 2, 0.94, FV	Purchase	Free Vals	£0
		5.58 (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	4.89 (KSR + 0.94%)	3.00%	£25,000	£750,000	75	022400302	Core Track, 75, 2, 0.94, FV	Purchase	Free Vals	£0
		5.58 (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 - HMO &MUB

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

• Assessed at rates between 6.75% and 8.74%
• 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 £75,000

*** 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	4.06	5.00%	£25,000	£750,000	75	032600926	HMO MUB, 75, 2, 4.06, FV	Purchase, Remortgage	Free Vals	£0
		4.59	3.00%	£25,000	£750,000	75	032600882	HMO MUB, 75, 2, 4.59, FV	Purchase, Remortgage	Free Vals	£0
		6.09	£4000	£25,000	£750,000	75	032600870	HMO MUB, 75, 2, 6.09, FV	Purchase, Remortgage	Free Vals	£0
		6.55	£0	£25,000	£750,000	75	032601180	HMO MUB, 75, 2, 6.55, FV	Purchase, Remortgage	Free Vals	£0
		5.78	2.00%	£25,000	£750,000	80	032600854	HMO MUB, 80, 2, 5.78, FV	Purchase, Remortgage	Free Vals	£0
Core	5 Year Fixed	4.94	5.00%	£25,000	£750,000	75	062600202	HMO MUB, 75, 5, 4.94, FV	Purchase, Remortgage	Free Vals	£0
		5.19	3.00%	£25,000	£750,000	75	062600182	HMO MUB, 75, 5, 5.19, FV	Purchase, Remortgage	Free Vals	£0
		5.94	£4000	£25,000	£750,000	75	032600872	HMO MUB, 75, 5, 5.94, FV	Purchase, Remortgage	Free Vals	£0
		6.13	£0	£25,000	£750,000	75	062600210	HMO MUB, 75, 5, 6.13, FV	Purchase, Remortgage	Free Vals	£0
		6.24	2.00%	£25,000	£750,000	80	032600856	HMO MUB, 80, 5, 6.24, FV	Purchase, Remortgage	Free Vals	£0
Buy to Let - Limited Company HMO & MUB											
Core	2 Year Fixed	4.06	5.00%	£25,000	£750,000	75	032600927	HMO MUB, 75, 2, 4.06, FV	Purchase, Remortgage	Free Vals	£0
		4.59	3.00%	£25,000	£750,000	75	032600883	HMO MUB, 75, 2, 4.59, FV	Purchase, Remortgage	Free Vals	£0
		6.09	£4000	£25,000	£750,000	75	032600871	HMO MUB, 75, 2, 6.09, FV	Purchase, Remortgage	Free Vals	£0
		6.55	£0	£25,000	£750,000	75	032601181	HMO MUB, 75, 2, 6.55, FV	Purchase, Remortgage	Free Vals	£0
		5.78	2.00%	£25,000	£750,000	80	032600855	HMO MUB, 80, 2, 5.78, FV	Purchase, Remortgage	Free Vals	£0
Core	5 Year Fixed	4.94	5.00%	£25,000	£750,000	75	062600203	HMO MUB, 75, 5, 4.94, FV	Purchase, Remortgage	Free Vals	£0
		5.19	3.00%	£25,000	£750,000	75	062600183	HMO MUB, 75, 5, 5.19, FV	Purchase, Remortgage	Free Vals	£0
		5.94	£4000	£25,000	£750,000	75	032600873	HMO MUB, 75, 5, 5.94, FV	Purchase, Remortgage	Free Vals	£0
		6.13	£0	£25,000	£750,000	75	062600211	HMO MUB, 75, 5, 6.13, FV	Purchase, Remortgage	Free Vals	£0
		6.24	2.00%	£25,000	£750,000	80	032600857	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	£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	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.

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)	**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 missed payments 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 up to a combined £250 can be ignored. 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 up to a combined £250 can be ignored. 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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Kensington

DSCR

Tax Code	Prime and Core BTL	Prime and Core HMO & MUB
Basic Rate	125%	125%
High Rate	145%	145%
Additional Rate	155%	155%
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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