Kensington

BUY TO LET LENDING

18th September 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 September 2026 and effective from the 1st October 2026 (all new mortgage application documentation is reflected with this rate from 11th September 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 Individual

• 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).

Specials: Prime Buy to Let - Individual

Credit Criteria *	Initial Period	Interest Rate△	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback
Prime	5 Year Fixed	4.72	3.00%	£25,000	£750,000	75	092600031	Prime, 75, 5, 4.72, FV	Purchase	Free Vals	£0
		4.72	3.00%	£25,000	£500,000	75	092600032	Prime, 75, 5, 4.72, FLFV	Remortgage	Free Vals, Free Standard Legals	£0
		4.72	3.00%	£25,000	£750,000	75	092600033	Prime, 75, 5, 4.72, FVCB250	Remortgage	Free Vals	£250
		5.29	£0	£25,000	£750,000	75	062600106	Prime, 75, 5, 5.29, FV	Purchase, Remortgage	Free Vals	£0

Prime Buy to Let - Individual

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	3.54	5.00%	£25,000	£750,000	75	032602758	Prime, 75, 2, 3.54, FV	Purchase, Remortgage	Free Vals	£0
		4.39	3.00%	£25,000	£750,000	75	052603417	Prime, 75, 2, 4.39, FV	Purchase, Remortgage	Free Vals	£0
		5.21	£4000	£25,000	£750,000	75	052603307	Prime, 75, 2, 5.21, FV	Purchase, Remortgage	Free Vals	£0
		5.39	2.00%	£25,000	£750,000	75	052602677	Prime, 75, 2, 5.39, FV	Purchase, Remortgage	Free Vals	£0
		5.54	£1499	£25,000	£750,000	75	052603183	Prime, 75, 2, 5.54, FV	Purchase, Remortgage	Free Vals	£0
		5.83	£0	£25,000	£750,000	75	032600906	Prime, 75, 2, 5.83, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	4.79	5.00%	£25,000	£750,000	75	032600888	Prime, 75, 5, 4.79, FV	Purchase, Remortgage	Free Vals	£0
		4.97	3.00%	£25,000	£750,000	75	052603395	Prime, 75, 5, 4.97, FV	Purchase, Remortgage	Free Vals	£0
		5.37	£4000	£25,000	£750,000	75	052603285	Prime, 75, 5, 5.37, FV	Purchase, Remortgage	Free Vals	£0
		5.47	£1499	£25,000	£750,000	75	032600886	Prime, 75, 5, 5.47, FV	Purchase, Remortgage	Free Vals	£0
		5.54	£0	£25,000	£750,000	75	032602748	Prime, 75, 5, 5.54, FV	Purchase, Remortgage	Free Vals	£0

Kensington

BUY TO LET PRODUCTS - PRIME LIMITED COMPANY

Buy to Let: Prime For your limited company landlords

• 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 - Limited Company											
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	3.54	5.00%	£25,000	£750,000	75	032602759	Prime, 75, 2, 3.54, FV	Purchase, Remortgage	Free Vals	£0
		4.39	3.00%	£25,000	£750,000	75	052603418	Prime, 75, 2, 4.39, FV	Purchase, Remortgage	Free Vals	£0
		5.21	£4000	£25,000	£750,000	75	052603308	Prime, 75, 2, 5.21, FV	Purchase, Remortgage	Free Vals	£0
		5.39	2.00%	£25,000	£750,000	75	052602678	Prime, 75, 2, 5.39, FV	Purchase, Remortgage	Free Vals	£0
		5.54	£1499	£25,000	£750,000	75	052603184	Prime, 75, 2, 5.54, FV	Purchase, Remortgage	Free Vals	£0
		5.83	£0	£25,000	£750,000	75	032600907	Prime, 75, 2, 5.83, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	4.79	5.00%	£25,000	£750,000	75	032600889	Prime, 75, 5, 4.79, FV	Purchase, Remortgage	Free Vals	£0
		4.97	3.00%	£25,000	£750,000	75	052603396	Prime, 75, 5, 4.97, FV	Purchase, Remortgage	Free Vals	£0
		5.37	£4000	£25,000	£750,000	75	052603286	Prime, 75, 5, 5.37, FV	Purchase, Remortgage	Free Vals	£0
		5.47	£1499	£25,000	£750,000	75	032600887	Prime, 75, 5, 5.47, FV	Purchase, Remortgage	Free Vals	£0
		5.54	£0	£25,000	£750,000	75	032602749	Prime, 75, 5, 5.54, 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).

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 - Individual HMO & MUB											
Prime	2 Year Fixed	4.01	5.00%	£25,000	£750,000	75	052603301	Prime HMO MUB, 75, 2, 4.01, FV	Purchase, Remortgage	Free Vals	£0
		4.59	3.00%	£25,000	£750,000	75	032601040	Prime HMO MUB, 75, 2, 4.59, FV	Purchase, Remortgage	Free Vals	£0
		6.14	£4000	£25,000	£750,000	75	052603177	Prime HMO MUB, 75, 2, 6.14, FV	Purchase, Remortgage	Free Vals	£0
		6.70	£0	£25,000	£750,000	75	052602815	Prime HMO MUB, 75, 2, 6.7, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	4.94	5.00%	£25,000	£750,000	75	052603401	Prime HMO MUB, 75, 5, 4.94, FV	Purchase, Remortgage	Free Vals	£0
		5.19	3.00%	£25,000	£750,000	75	032602866	Prime HMO MUB, 75, 5, 5.19, FV	Purchase, Remortgage	Free Vals	£0
		5.89	£4000	£25,000	£750,000	75	052603155	Prime HMO MUB, 75, 5, 5.89, FV	Purchase, Remortgage	Free Vals	£0
		5.98	£0	£25,000	£750,000	75	032602872	Prime HMO MUB, 75, 5, 5.98, FV	Purchase, Remortgage	Free Vals	£0
Prime Buy to Let - Limited Company HMO & MUB											
Prime	2 Year Fixed	4.01	5.00%	£25,000	£750,000	75	052603302	Prime HMO MUB, 75, 2, 4.01, FV	Purchase, Remortgage	Free Vals	£0
		4.59	3.00%	£25,000	£750,000	75	032601041	Prime HMO MUB, 75, 2, 4.59, FV	Purchase, Remortgage	Free Vals	£0
		6.14	£4000	£25,000	£750,000	75	052603178	Prime HMO MUB, 75, 2, 6.14, FV	Purchase, Remortgage	Free Vals	£0
		6.70	£0	£25,000	£750,000	75	052602816	Prime HMO MUB, 75, 2, 6.7, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	4.94	5.00%	£25,000	£750,000	75	052603402	Prime HMO MUB, 75, 5, 4.94, FV	Purchase, Remortgage	Free Vals	£0
		5.19	3.00%	£25,000	£750,000	75	032602867	Prime HMO MUB, 75, 5, 5.19, FV	Purchase, Remortgage	Free Vals	£0
		5.89	£4000	£25,000	£750,000	75	052603156	Prime HMO MUB, 75, 5, 5.89, FV	Purchase, Remortgage	Free Vals	£0
		5.98	£0	£25,000	£750,000	75	032602873	Prime HMO MUB, 75, 5, 5.98, FV	Purchase, Remortgage	Free Vals	£0

Kensington

BUY TO LET PRODUCTS - CORE

Buy to Let: For your individual landlords

- Assessed at rates between 6.75% and 8.79%
- 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).

Core Buy to Let - Individual											
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	3.74	5.00%	£25,000	£750,000	75	052603263	Core, 75, 2, 3.74, FV	Purchase, Remortgage	Free Vals	£0
		4.59	3.00%	£25,000	£750,000	75	052603261	Core, 75, 2, 4.59, FV	Purchase, Remortgage	Free Vals	£0
		5.41	£4000	£25,000	£750,000	75	052603123	Core, 75, 2, 5.41, FV	Purchase, Remortgage	Free Vals	£0
		5.59	2.00%	£25,000	£750,000	75	052602719	Core, 75, 2, 5.59, FV	Purchase, Remortgage	Free Vals	£0
		5.74	£1499	£25,000	£750,000	75	052602605	Core, 75, 2, 5.74, FV	Purchase, Remortgage	Free Vals	£0
		6.03	£0	£25,000	£750,000	75	032600958	Core, 75, 2, 6.03, FV	Purchase	Free Vals	£0
		6.03	£0	£25,000	£500,000	75	032600959	Core, 75, 2, 6.03, FLFV	Remortgage	Free Vals, Free Standard Legals	£0
		6.03	£0	£25,000	£750,000	75	032600960	Core, 75, 2, 6.03, FVCB250	Remortgage	Free Vals	£250
		6.29	£1999	£25,000	£750,000	80	052603249	Core, 80, 2, 6.29, FV	Purchase, Remortgage	Free Vals	£0
		6.79	£0	£25,000	£750,000	80	032601094	Core, 80, 2, 6.79, FV	Purchase	Free Vals	£0
		6.79	£0	£25,000	£500,000	80	032601095	Core, 80, 2, 6.79, FLFV	Remortgage	Free Vals, Free Standard Legals	£0
		6.79	£0	£25,000	£750,000	80	032601096	Core, 80, 2, 6.79, FVCB250	Remortgage	Free Vals	£250
Core	5 Year Fixed	5.07	3.00%	£25,000	£750,000	75	032602722	Core, 75, 5, 5.07, FV	Purchase, Remortgage	Free Vals	£0
		5.49	2.00%	£25,000	£750,000	75	032602670	Core, 75, 5, 5.49, FV	Purchase, Remortgage	Free Vals	£0
		5.57	£4000	£25,000	£750,000	75	052603217	Core, 75, 5, 5.57, FV	Purchase, Remortgage	Free Vals	£0
		5.67	£1499	£25,000	£750,000	75	032600860	Core, 75, 5, 5.67, FV	Purchase, Remortgage	Free Vals	£0
		5.74	£0	£25,000	£750,000	75	032602685	Core, 75, 5, 5.74, FV	Purchase	Free Vals	£0
		5.74	£0	£25,000	£500,000	75	032602686	Core, 75, 5, 5.74, FLFV	Remortgage	Free Vals, Free Standard Legals	£0
		5.74	£0	£25,000	£750,000	75	032602687	Core, 75, 5, 5.74, FVCB250	Remortgage	Free Vals	£250
		5.69	2.00%	£25,000	£750,000	80	032602674	Core, 80, 5, 5.69, FV	Purchase, Remortgage	Free Vals	£0
		6.19	£1999	£25,000	£750,000	80	052603251	Core, 80, 5, 6.19, FV	Purchase, Remortgage	Free Vals	£0
		6.24	£0	£25,000	£750,000	80	052603356	Core, 80, 5, 6.24, FV	Purchase	Free Vals	£0
		6.24	£0	£25,000	£500,000	80	052603357	Core, 80, 5, 6.24, FLFV	Remortgage	Free Vals, Free Standard Legals	£0
		6.24	£0	£25,000	£750,000	80	052603358	Core, 80, 5, 6.24, 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 8.79%
- 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).

Core Buy to Let - 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	3.74	5.00%	£25,000	£750,000	75	052603264	Core, 75, 2, 3.74, FV	Purchase, Remortgage	Free Vals	£0
		4.59	3.00%	£25,000	£750,000	75	052603262	Core, 75, 2, 4.59, FV	Purchase, Remortgage	Free Vals	£0
		5.41	£4000	£25,000	£750,000	75	052603124	Core, 75, 2, 5.41, FV	Purchase, Remortgage	Free Vals	£0
		5.59	2.00%	£25,000	£750,000	75	052602720	Core, 75, 2, 5.59, FV	Purchase, Remortgage	Free Vals	£0
		5.74	£1499	£25,000	£750,000	75	052602606	Core, 75, 2, 5.74, FV	Purchase, Remortgage	Free Vals	£0
		6.03	£0	£25,000	£750,000	75	032600961	Core, 75, 2, 6.03, FV	Purchase	Free Vals	£0
		6.03	£0	£25,000	£750,000	75	032600962	Core, 75, 2, 6.03, FVCB250	Remortgage	Free Vals	£250
		6.29	£1999	£25,000	£750,000	80	052603250	Core, 80, 2, 6.29, FV	Purchase, Remortgage	Free Vals	£0
		6.79	£0	£25,000	£750,000	80	032601097	Core, 80, 2, 6.79, FV	Purchase	Free Vals	£0
		6.79	£0	£25,000	£750,000	80	032601098	Core, 80, 2, 6.79, FVCB250	Remortgage	Free Vals	£250
Core	5 Year Fixed	5.07	3.00%	£25,000	£750,000	75	032602723	Core, 75, 5, 5.07, FV	Purchase, Remortgage	Free Vals	£0
		5.49	2.00%	£25,000	£750,000	75	032602671	Core, 75, 5, 5.49, FV	Purchase, Remortgage	Free Vals	£0
		5.57	£4000	£25,000	£750,000	75	052603218	Core, 75, 5, 5.57, FV	Purchase, Remortgage	Free Vals	£0
		5.67	£1499	£25,000	£750,000	75	032600861	Core, 75, 5, 5.67, FV	Purchase, Remortgage	Free Vals	£0
		5.74	£0	£25,000	£750,000	75	032602688	Core, 75, 5, 5.74, FV	Purchase	Free Vals	£0
		5.74	£0	£25,000	£750,000	75	032602689	Core, 75, 5, 5.74, FVCB250	Remortgage	Free Vals	£250
		5.69	2.00%	£25,000	£750,000	80	032602675	Core, 80, 5, 5.69, FV	Purchase, Remortgage	Free Vals	£0
		6.19	£1999	£25,000	£750,000	80	052603252	Core, 80, 5, 6.19, FV	Purchase, Remortgage	Free Vals	£0
		6.24	£0	£25,000	£750,000	80	052603359	Core, 80, 5, 6.24, FV	Purchase	Free Vals	£0
		6.24	£0	£25,000	£750,000	80	052603360	Core, 80, 5, 6.24, FVCB250	Remortgage	Free Vals	£250

Kensington

BUY TO LET PRODUCTS - CORE TRACKER

Buy to Let: Tracker Rates

• Assessed at rates between 6.75% and 8.79%
• 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).

Specials: Core Buy to Let - Tracker											
Credit Criteria *	Initial Period	Interest Rate△	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback
Prime	2 Year Tracker	4.39 (KSR + 0.44%)	3.00%	£25,000	£750,000	75	092600070	Core Track, 75, 2, 0.44, FV	Purchase, Remortgage	Free Vals	£0
Specials: Core Buy to Let Limited Company - Tracker											
Prime	2 Year Tracker	4.39 (KSR + 0.44%)	3.00%	£25,000	£750,000	75	092600071	Core Track, 75, 2, 0.44, FV	Purchase, Remortgage	Free Vals	£0

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

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 8.79%**
- **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).

Credit Criteria *	Initial Period	Interest Rate△	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback
Buy to Let - HMO & MUB											
Core	2 Year Fixed	4.11	5.00%	£25,000	£750,000	75	052603309	HMO MUB, 75, 2, 4.11, FV	Purchase, Remortgage	Free Vals	£0
		4.69	3.00%	£25,000	£750,000	75	032601008	HMO MUB, 75, 2, 4.69, FV	Purchase, Remortgage	Free Vals	£0
		6.24	£4000	£25,000	£750,000	75	052603131	HMO MUB, 75, 2, 6.24, FV	Purchase, Remortgage	Free Vals	£0
		6.80	£0	£25,000	£750,000	75	052602823	HMO MUB, 75, 2, 6.8, FV	Purchase, Remortgage	Free Vals	£0
		5.83	2.00%	£25,000	£750,000	80	052603241	HMO MUB, 80, 2, 5.83, FV	Purchase, Remortgage	Free Vals	£0
Core	5 Year Fixed	5.14	5.00%	£25,000	£750,000	75	052603381	HMO MUB, 75, 5, 5.14, FV	Purchase, Remortgage	Free Vals	£0
		5.39	3.00%	£25,000	£750,000	75	032602826	HMO MUB, 75, 5, 5.39, FV	Purchase, Remortgage	Free Vals	£0
		6.09	£4000	£25,000	£750,000	75	052603133	HMO MUB, 75, 5, 6.09, FV	Purchase, Remortgage	Free Vals	£0
		6.18	£0	£25,000	£750,000	75	032602858	HMO MUB, 75, 5, 6.18, FV	Purchase, Remortgage	Free Vals	£0
		6.29	2.00%	£25,000	£750,000	80	052603243	HMO MUB, 80, 5, 6.29, FV	Purchase, Remortgage	Free Vals	£0
Buy to Let - Limited Company HMO & MUB											
Core	2 Year Fixed	4.11	5.00%	£25,000	£750,000	75	052603310	HMO MUB, 75, 2, 4.11, FV	Purchase, Remortgage	Free Vals	£0
		4.69	3.00%	£25,000	£750,000	75	032601009	HMO MUB, 75, 2, 4.69, FV	Purchase, Remortgage	Free Vals	£0
		6.24	£4000	£25,000	£750,000	75	052603132	HMO MUB, 75, 2, 6.24, FV	Purchase, Remortgage	Free Vals	£0
		6.80	£0	£25,000	£750,000	75	052602824	HMO MUB, 75, 2, 6.8, FV	Purchase, Remortgage	Free Vals	£0
		5.83	2.00%	£25,000	£750,000	80	052603242	HMO MUB, 80, 2, 5.83, FV	Purchase, Remortgage	Free Vals	£0
Core	5 Year Fixed	5.14	5.00%	£25,000	£750,000	75	052603382	HMO MUB, 75, 5, 5.14, FV	Purchase, Remortgage	Free Vals	£0
		5.39	3.00%	£25,000	£750,000	75	032602827	HMO MUB, 75, 5, 5.39, FV	Purchase, Remortgage	Free Vals	£0
		6.09	£4000	£25,000	£750,000	75	052603134	HMO MUB, 75, 5, 6.09, FV	Purchase, Remortgage	Free Vals	£0
		6.18	£0	£25,000	£750,000	75	032602859	HMO MUB, 75, 5, 6.18, FV	Purchase, Remortgage	Free Vals	£0
		6.29	2.00%	£25,000	£750,000	80	052603244	HMO MUB, 80, 5, 6.29, 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.

Kensington

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

0800 111 020
#kensingtondifference

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%			