

1st October 2026

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

THE RANGE:

[PRIME](#)

[PRIME LTD CO](#)

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

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[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 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.

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 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	4.92	3.00%	£25,000	£750,000	75	032600890	Prime, 75, 5, 4.92, FV	Purchase, Remortgage	Free Vals	£0
		5.49	£0	£25,000	£750,000	75	052500141	Prime, 75, 5, 5.49, 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	3.64	5.00%	£25,000	£750,000	75	052603293	Prime, 75, 2, 3.64, FV	Purchase, Remortgage	Free Vals	£0
		4.54	3.00%	£25,000	£750,000	75	032601164	Prime, 75, 2, 4.54, FV	Purchase, Remortgage	Free Vals	£0
		5.44	2.00%	£25,000	£750,000	75	032601891	Prime, 75, 2, 5.44, FV	Purchase, Remortgage	Free Vals	£0
		5.46	£4000	£25,000	£750,000	75	032601911	Prime, 75, 2, 5.46, FV	Purchase, Remortgage	Free Vals	£0
		5.74	£1499	£25,000	£750,000	75	052602817	Prime, 75, 2, 5.74, FV	Purchase, Remortgage	Free Vals	£0
		6.03	£0	£25,000	£750,000	75	032601158	Prime, 75, 2, 6.03, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	4.89	5.00%	£25,000	£750,000	75	032601014	Prime, 75, 5, 4.89, FV	Purchase, Remortgage	Free Vals	£0
		5.22	3.00%	£25,000	£750,000	75	032601877	Prime, 75, 5, 5.22, FV	Purchase, Remortgage	Free Vals	£0
		5.67	£4000	£25,000	£750,000	75	052602797	Prime, 75, 5, 5.67, FV	Purchase, Remortgage	Free Vals	£0
		5.77	£1499	£25,000	£750,000	75	032601873	Prime, 75, 5, 5.77, FV	Purchase, Remortgage	Free Vals	£0
		5.84	£0	£25,000	£750,000	75	052602795	Prime, 75, 5, 5.84, FV	Purchase, Remortgage	Free Vals	£0



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.

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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	3.64	5.00%	£25,000	£750,000	75	052603294	Prime, 75, 2, 3.64, FV	Purchase, Remortgage	Free Vals	£0
		4.54	3.00%	£25,000	£750,000	75	032601165	Prime, 75, 2, 4.54, FV	Purchase, Remortgage	Free Vals	£0
		5.44	2.00%	£25,000	£750,000	75	032601892	Prime, 75, 2, 5.44, FV	Purchase, Remortgage	Free Vals	£0
		5.46	£4000	£25,000	£750,000	75	032601912	Prime, 75, 2, 5.46, FV	Purchase, Remortgage	Free Vals	£0
		5.74	£1499	£25,000	£750,000	75	052602818	Prime, 75, 2, 5.74, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	6.03	£0	£25,000	£750,000	75	032601159	Prime, 75, 2, 6.03, FV	Purchase, Remortgage	Free Vals	£0
		4.89	5.00%	£25,000	£750,000	75	032601015	Prime, 75, 5, 4.89, FV	Purchase, Remortgage	Free Vals	£0
		5.22	3.00%	£25,000	£750,000	75	032601878	Prime, 75, 5, 5.22, FV	Purchase, Remortgage	Free Vals	£0
		5.67	£4000	£25,000	£750,000	75	052602798	Prime, 75, 5, 5.67, FV	Purchase, Remortgage	Free Vals	£0
		5.77	£1499	£25,000	£750,000	75	032601874	Prime, 75, 5, 5.77, FV	Purchase, Remortgage	Free Vals	£0
		5.84	£0	£25,000	£750,000	75	052602796	Prime, 75, 5, 5.84, FV	Purchase, Remortgage	Free Vals	£0

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 - Individual HMO & MUB											
Credit Criteria *	Initial Period	Interest Rate [△]	Completi on Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback
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
		4.64	3.00%	£25,000	£750,000	75	052603297	Prime HMO MUB, 75, 2, 4.64, 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
		6.45	£0	£25,000	£750,000	75	032601172	Prime HMO MUB, 75, 2, 6.45, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	4.94	5.00%	£25,000	£750,000	75	052603401	Prime HMO MUB, 75, 5, 4.94, FV	Purchase, Remortgage	Free Vals	£0
		5.39	3.00%	£25,000	£750,000	75	032601018	Prime HMO MUB, 75, 5, 5.39, FV	Purchase, Remortgage	Free Vals	£0
		6.09	£4000	£25,000	£750,000	75	052602789	Prime HMO MUB, 75, 5, 6.09, FV	Purchase, Remortgage	Free Vals	£0
		6.23	£0	£25,000	£750,000	75	052603281	Prime HMO MUB, 75, 5, 6.23, 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
		4.64	3.00%	£25,000	£750,000	75	052603298	Prime HMO MUB, 75, 2, 4.64, 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
		6.45	£0	£25,000	£750,000	75	032601173	Prime HMO MUB, 75, 2, 6.45, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	4.94	5.00%	£25,000	£750,000	75	052603402	Prime HMO MUB, 75, 5, 4.94, FV	Purchase, Remortgage	Free Vals	£0
		5.39	3.00%	£25,000	£750,000	75	032601019	Prime HMO MUB, 75, 5, 5.39, FV	Purchase, Remortgage	Free Vals	£0
		6.09	£4000	£25,000	£750,000	75	052602790	Prime HMO MUB, 75, 5, 6.09, FV	Purchase, Remortgage	Free Vals	£0
		6.23	£0	£25,000	£750,000	75	052603282	Prime HMO MUB, 75, 5, 6.23, 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

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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	4.44	3.00%	£25,000	£750,000	75	052603325	Prime eKo Reward, 75, 2, 4.44, FV	Purchase, Remortgage	Free Vals	£0
		5.36	£4000	£25,000	£750,000	75	052602713	Prime eKo Reward, 75, 2, 5.36, FV	Purchase, Remortgage	Free Vals	£0
		5.64	£1499	£25,000	£750,000	75	032601925	Prime eKo Reward, 75, 2, 5.64, FV	Purchase, Remortgage	Free Vals	£0
		5.93	£0	£25,000	£750,000	75	052602717	Prime eKo Reward, 75, 2, 5.93, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	5.17	3.00%	£25,000	£750,000	75	032601919	Prime eKo Reward, 75, 5, 5.17, FV	Purchase, Remortgage	Free Vals	£0
		5.62	£4000	£25,000	£750,000	75	052602829	Prime eKo Reward, 75, 5, 5.62, FV	Purchase, Remortgage	Free Vals	£0
		5.72	£1499	£25,000	£750,000	75	032601917	Prime eKo Reward, 75, 5, 5.72, FV	Purchase, Remortgage	Free Vals	£0
		5.79	£0	£25,000	£750,000	75	052602831	Prime eKo Reward, 75, 5, 5.79, FV	Purchase, Remortgage	Free Vals	£0
Prime Buy to Let - Limited Company eKo Reward											
Prime	2 Year Fixed	4.44	3.00%	£25,000	£750,000	75	052603326	Prime eKo Reward, 75, 2, 4.44, FV	Purchase, Remortgage	Free Vals	£0
		5.36	£4000	£25,000	£750,000	75	052602714	Prime eKo Reward, 75, 2, 5.36, FV	Purchase, Remortgage	Free Vals	£0
		5.64	£1499	£25,000	£750,000	75	032601926	Prime eKo Reward, 75, 2, 5.64, FV	Purchase, Remortgage	Free Vals	£0
		5.93	£0	£25,000	£750,000	75	052602718	Prime eKo Reward, 75, 2, 5.93, FV	Purchase, Remortgage	Free Vals	£0
Prime	5 Year Fixed	5.17	3.00%	£25,000	£750,000	75	032601920	Prime eKo Reward, 75, 5, 5.17, FV	Purchase, Remortgage	Free Vals	£0
		5.62	£4000	£25,000	£750,000	75	052602830	Prime eKo Reward, 75, 5, 5.62, FV	Purchase, Remortgage	Free Vals	£0
		5.72	£1499	£25,000	£750,000	75	032601918	Prime eKo Reward, 75, 5, 5.72, FV	Purchase, Remortgage	Free Vals	£0
		5.79	£0	£25,000	£750,000	75	052602832	Prime eKo Reward, 75, 5, 5.79, 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 8.79%
- 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.

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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	3.94	5.00%	£25,000	£750,000	75	052602653	Core, 75, 2, 3.94, FV	Purchase, Remortgage	Free Vals	£0
		4.84	3.00%	£25,000	£750,000	75	032601991	Core, 75, 2, 4.84, FV	Purchase, Remortgage	Free Vals	£0
		5.66	£4000	£25,000	£750,000	75	032601971	Core, 75, 2, 5.66, FV	Purchase, Remortgage	Free Vals	£0
		5.69	2.00%	£25,000	£750,000	75	052602841	Core, 75, 2, 5.69, FV	Purchase, Remortgage	Free Vals	£0
		6.04	£1499	£25,000	£750,000	75	052602971	Core, 75, 2, 6.04, FV	Purchase, Remortgage	Free Vals	£0
		6.33	£0	£25,000	£750,000	75	032601945	Core, 75, 2, 6.33, FV	Purchase	Free Vals	£0
		6.33	£0	£25,000	£500,000	75	032601946	Core, 75, 2, 6.33, FLFV	Remortgage	Free Vals, Free Standard Legals	£0
		6.33	£0	£25,000	£750,000	75	032601947	Core, 75, 2, 6.33, 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
		6.89	£0	£25,000	£750,000	80	032601829	Core, 80, 2, 6.89, FV	Purchase	Free Vals	£0
		6.89	£0	£25,000	£500,000	80	032601830	Core, 80, 2, 6.89, FLFV	Remortgage	Free Vals, Free Standard Legals	£0
Core	5 Year Fixed	6.89	£0	£25,000	£750,000	80	032601831	Core, 80, 2, 6.89, FVCB250	Remortgage	Free Vals	£250
		5.52	3.00%	£25,000	£750,000	75	032601987	Core, 75, 5, 5.52, FV	Purchase, Remortgage	Free Vals	£0
		5.79	2.00%	£25,000	£750,000	75	052602599	Core, 75, 5, 5.79, FV	Purchase, Remortgage	Free Vals	£0
		5.97	£4000	£25,000	£750,000	75	052602851	Core, 75, 5, 5.97, FV	Purchase, Remortgage	Free Vals	£0
		6.07	£1499	£25,000	£750,000	75	032601973	Core, 75, 5, 6.07, FV	Purchase, Remortgage	Free Vals	£0
		6.14	£0	£25,000	£750,000	75	052602858	Core, 75, 5, 6.14, FV	Purchase	Free Vals	£0
		6.14	£0	£25,000	£500,000	75	052602859	Core, 75, 5, 6.14, FLFV	Remortgage	Free Vals, Free Standard Legals	£0
		6.14	£0	£25,000	£750,000	75	052602860	Core, 75, 5, 6.14, FVCB250	Remortgage	Free Vals	£250
		5.94	2.00%	£25,000	£750,000	80	032601078	CORE, 80, 5, 5.94, 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
		6.29	£0	£25,000	£750,000	80	032602821	Core, 80, 5, 6.29, FV	Purchase	Free Vals	£0
		6.29	£0	£25,000	£500,000	80	032602822	Core, 80, 5, 6.29, FLFV	Remortgage	Free Vals, Free Standard Legals	£0
		6.29	£0	£25,000	£750,000	80	032602823	Core, 80, 5, 6.29, FVCB250	Remortgage	Free Vals	£250



BUY TO LET PRODUCTS - CORE LIMITED COMPANY

Buy to Let: For your limited company landlords

- Assessed at rates between 6.75% 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.

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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	3.94	5.00%	£25,000	£750,000	75	052602654	Core, 75, 2, 3.94, FV	Purchase, Remortgage	Free Vals	£0
		4.84	3.00%	£25,000	£750,000	75	032601992	Core, 75, 2, 4.84, FV	Purchase, Remortgage	Free Vals	£0
		5.66	£4000	£25,000	£750,000	75	032601972	Core, 75, 2, 5.66, FV	Purchase, Remortgage	Free Vals	£0
		5.69	2.00%	£25,000	£750,000	75	052602842	Core, 75, 2, 5.69, FV	Purchase, Remortgage	Free Vals	£0
		6.04	£1499	£25,000	£750,000	75	052602972	Core, 75, 2, 6.04, FV	Purchase, Remortgage	Free Vals	£0
		6.33	£0	£25,000	£750,000	75	032601948	Core, 75, 2, 6.33, FV	Purchase	Free Vals	£0
		6.33	£0	£25,000	£750,000	75	032601949	Core, 75, 2, 6.33, 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
		6.89	£0	£25,000	£750,000	80	032601832	Core, 80, 2, 6.89, FV	Purchase	Free Vals	£0
Core	5 Year Fixed	6.89	£0	£25,000	£750,000	80	032601833	Core, 80, 2, 6.89, FVCB250	Remortgage	Free Vals	£250
		5.52	3.00%	£25,000	£750,000	75	032601988	Core, 75, 5, 5.52, FV	Purchase, Remortgage	Free Vals	£0
		5.79	2.00%	£25,000	£750,000	75	052602600	Core, 75, 5, 5.79, FV	Purchase, Remortgage	Free Vals	£0
		5.97	£4000	£25,000	£750,000	75	052602852	Core, 75, 5, 5.97, FV	Purchase, Remortgage	Free Vals	£0
		6.07	£1499	£25,000	£750,000	75	032601974	Core, 75, 5, 6.07, FV	Purchase, Remortgage	Free Vals	£0
		6.14	£0	£25,000	£750,000	75	052602861	Core, 75, 5, 6.14, FV	Purchase	Free Vals	£0
		6.14	£0	£25,000	£750,000	75	052602862	Core, 75, 5, 6.14, FVCB250	Remortgage	Free Vals	£250
		5.94	2.00%	£25,000	£750,000	80	032601079	CORE, 80, 5, 5.94, 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
Core	5 Year Fixed	6.29	£0	£25,000	£750,000	80	032602824	Core, 80, 5, 6.29, FV	Purchase	Free Vals	£0
		6.29	£0	£25,000	£750,000	80	032602825	Core, 80, 5, 6.29, FVCB250	Remortgage	Free Vals	£250



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

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).

Buy to Let - HMO & MUB											
Credit Criteria *	Initial Period	Interest Rate [△]	Completo n Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback
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
		4.74	3.00%	£25,000	£750,000	75	052603265	HMO MUB, 75, 2, 4.74, 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
		6.55	£0	£25,000	£750,000	75	032601180	HMO MUB, 75, 2, 6.55, 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
		5.59	3.00%	£25,000	£750,000	75	032600978	HMO MUB, 75, 5, 5.59, FV	Purchase, Remortgage	Free Vals	£0
		6.29	£4000	£25,000	£750,000	75	052602767	HMO MUB, 75, 5, 6.29, FV	Purchase, Remortgage	Free Vals	£0
		6.43	£0	£25,000	£750,000	75	052603267	HMO MUB, 75, 5, 6.43, FV	Purchase, Remortgage	Free Vals	£0
		6.49	2.00%	£25,000	£750,000	80	052602633	HMO MUB, 80, 5, 6.49, 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
		4.74	3.00%	£25,000	£750,000	75	052603266	HMO MUB, 75, 2, 4.74, 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
		6.55	£0	£25,000	£750,000	75	032601181	HMO MUB, 75, 2, 6.55, 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
		5.59	3.00%	£25,000	£750,000	75	032600979	HMO MUB, 75, 5, 5.59, FV	Purchase, Remortgage	Free Vals	£0
		6.29	£4000	£25,000	£750,000	75	052602768	HMO MUB, 75, 5, 6.29, FV	Purchase, Remortgage	Free Vals	£0
		6.43	£0	£25,000	£750,000	75	052603268	HMO MUB, 75, 5, 6.43, FV	Purchase, Remortgage	Free Vals	£0
		6.49	2.00%	£25,000	£750,000	80	052602634	HMO MUB, 80, 5, 6.49, 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 to let properties that are owner solely; jointly by applicants or through limited companies. 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. The Directors must own a minimum of 80% shareholding of all shares (where alphabet shares are issued this must include 100% of A Shares). The maximum number of directors/shareholders is 4 as shown on the companies' house search. All Directors must be named on the mortgage and must provide a Personal Guarantee (PG). 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 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)	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 bouncedDDM/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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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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