



BUY TO LET LENDING

8th July 2021

THE RANGE:

CORE

CORE - LIMITED COMPANY

PROPERTY PLUS

SPECIALIST (HMO / MUB)

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.**

THIS INFORMATION IS FOR INTERMEDIARIES ONLY

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BUY TO LET PRODUCTS - CORE

Buy to Let: For your individual landlords

- Minimum loan; £25,000
- Maximum loan; £750,000 (unless stated)

* See Credit Criteria page for full details

** Northern Ireland currently capped at 75% LTV and £500,000 maximum loan amount. Free legals incentive not currently available in Northern Ireland.

Product Category	Credit Criteria *	Fixed Period	Interest Rate	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback	Reversion Margin
BTL Core - Special Edition	Core	2 Year Fixed	2.59	£4000	£25,000	£750,000	75	042100160	Core, 75, 2, 2.59	Purchase, Remortgage	None	£0	4.60
BTL Core	Core	2 Year Fixed	2.99	1.50%	£25,000	£750,000	75	042100164	Core, 75, 2, 2.99	Purchase, Remortgage	None	£0	4.60
BTL Core	Core	5 Year Fixed	3.34	1.75%	£25,000	£750,000	75	042100162	Core, 75, 5, 3.34	Purchase, Remortgage	None	£0	2.44
BTL Core	Core	2 Year Fixed	3.49	£1999	£25,000	£750,000	75	042100174	Core, 75, 2, 3.49, FV	Purchase	Free Vals	£0	4.60
BTL Core	Core	2 Year Fixed	3.49	£1999	£25,000	£500,000	75	042100175	Core, 75, 2, 3.49, FLFV	Remortgage	Free Vals, Free Legals	£0	4.60
BTL Core	Core	2 Year Fixed	3.49	£1999	£25,000	£750,000	75	042100176	Core, 75, 2, 3.49, FVCB250	Remortgage	Free Vals	£250	4.60
BTL Core	Core	5 Year Fixed	3.89	£1999	£25,000	£750,000	75	042100179	Core, 75, 5, 3.89, FV	Purchase	Free Vals	£0	2.99
BTL Core	Core	5 Year Fixed	3.89	£1999	£25,000	£500,000	75	042100180	Core, 75, 5, 3.89, FLFV	Remortgage	Free Vals, Free Legals	£0	2.99
BTL Core	Core	5 Year Fixed	3.89	£1999	£25,000	£750,000	75	042100181	Core, 75, 5, 3.89, FVCB250	Remortgage	Free Vals	£250	2.99
BTL Core	Core	2 Year Fixed	3.98	0	£25,000	£750,000	75	042100204	Core, 75, 2, 3.98, FV	Purchase	Free Vals	£0	4.60
BTL Core	Core	2 Year Fixed	3.98	0	£25,000	£500,000	75	042100205	Core, 75, 2, 3.98, FLFV	Remortgage	Free Vals, Free Legals	£0	4.60
BTL Core	Core	2 Year Fixed	3.98	0	£25,000	£750,000	75	042100206	Core, 75, 2, 3.98, FVCB250	Remortgage	Free Vals	£250	4.60
BTL Core	Core	5 Year Fixed	4.09	0	£25,000	£750,000	75	042100209	Core, 75, 5, 4.09, FV	Purchase	Free Vals	£0	3.19
BTL Core	Core	5 Year Fixed	4.09	0	£25,000	£500,000	75	042100210	Core, 75, 5, 4.09, FLFV	Remortgage	Free Vals, Free Legals	£0	3.19
BTL Core	Core	5 Year Fixed	4.09	0	£25,000	£750,000	75	042100211	Core, 75, 5, 4.09, FVCB250	Remortgage	Free Vals	£250	3.19
BTL Core	Core	2 Year Fixed	3.99	1.50%	£25,000	£750,000	80	042100166	Core, 80, 2, 3.99	Purchase, Remortgage	None	£0	4.60
BTL Core	Core	2 Year Fixed	4.29	£1999	£25,000	£750,000	80	042100184	Core, 80, 2, 4.29, FV	Purchase	Free Vals	£0	4.60
BTL Core	Core	2 Year Fixed	4.29	£1999	£25,000	£500,000	80	042100185	Core, 80, 2, 4.29, FLFV	Remortgage	Free Vals, Free Legals	£0	4.60
BTL Core	Core	2 Year Fixed	4.29	£1999	£25,000	£750,000	80	042100186	Core, 80, 2, 4.29, FVCB250	Remortgage	Free Vals	£250	4.60
BTL Core	Core	5 Year Fixed	4.39	1.50%	£25,000	£750,000	80	042100168	Core, 80, 5, 4.39	Purchase, Remortgage	None	£0	3.49
BTL Core	Core	5 Year Fixed	4.59	£1999	£25,000	£750,000	80	042100189	Core, 80, 5, 4.59, FV	Purchase	Free Vals	£0	3.69
BTL Core	Core	5 Year Fixed	4.59	£1999	£25,000	£500,000	80	042100190	Core, 80, 5, 4.59, FLFV	Remortgage	Free Vals, Free Legals	£0	3.69
BTL Core	Core	5 Year Fixed	4.59	£1999	£25,000	£750,000	80	042100191	Core, 80, 5, 4.59, FVCB250	Remortgage	Free Vals	£250	3.69
BTL Core	Core	2 Year Fixed	4.64	0	£25,000	£750,000	80	042100214	Core, 80, 2, 4.64, FV	Purchase	Free Vals	£0	4.60
BTL Core	Core	2 Year Fixed	4.64	0	£25,000	£500,000	80	042100215	Core, 80, 2, 4.64, FLFV	Remortgage	Free Vals, Free Legals	£0	4.60
BTL Core	Core	2 Year Fixed	4.64	0	£25,000	£750,000	80	042100216	Core, 80, 2, 4.64, FVCB250	Remortgage	Free Vals	£250	4.60
BTL Core	Core	5 Year Fixed	4.94	0	£25,000	£750,000	80	042100219	Core, 80, 5, 4.94, FV	Purchase	Free Vals	£0	4.04
BTL Core	Core	5 Year Fixed	4.94	0	£25,000	£500,000	80	042100220	Core, 80, 5, 4.94, FLFV	Remortgage	Free Vals, Free Legals	£0	4.04
BTL Core	Core	5 Year Fixed	4.94	0	£25,000	£750,000	80	042100221	Core, 80, 5, 4.94, FVCB250	Remortgage	Free Vals	£250	4.04
BTL Core	Core	2 Year Fixed	5.34	1.50%	£25,000	£500,000	85	042100170	Core, 85, 2, 5.34	Purchase, Remortgage	None	£0	4.60
BTL Core	Core	2 Year Fixed	5.44	£1999	£25,000	£500,000	85	042100194	Core, 85, 2, 5.44, FV	Purchase	Free Vals	£0	4.60
BTL Core	Core	2 Year Fixed	5.44	£1999	£25,000	£500,000	85	042100195	Core, 85, 2, 5.44, FLFV	Remortgage	Free Vals, Free Legals	£0	4.60
BTL Core	Core	2 Year Fixed	5.44	£1999	£25,000	£500,000	85	042100196	Core, 85, 2, 5.44, FVCB250	Remortgage	Free Vals	£250	4.60
BTL Core	Core	5 Year Fixed	5.54	1.50%	£25,000	£500,000	85	042100172	Core, 85, 5, 5.54	Purchase, Remortgage	None	£0	4.64

Product Category	Credit Criteria *	Fixed Period	Interest Rate	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback	Reversion Margin
BTL Core	Core	5 Year Fixed	5.64	£1999	£25,000	£500,000	85	042100199	Core, 85, 5, 5.64, FV	Purchase	Free Vals	£0	4.74
BTL Core	Core	5 Year Fixed	5.64	£1999	£25,000	£500,000	85	042100200	Core, 85, 5, 5.64, FLFV	Remortgage	Free Vals, Free Legals	£0	4.74
BTL Core	Core	5 Year Fixed	5.64	£1999	£25,000	£500,000	85	042100201	Core, 85, 5, 5.64, FVCB250	Remortgage	Free Vals	£250	4.74
BTL Core	Core	2 Year Fixed	5.79	0	£25,000	£500,000	85	042100224	Core, 85, 2, 5.79, FV	Purchase	Free Vals	£0	4.60
BTL Core	Core	2 Year Fixed	5.79	0	£25,000	£500,000	85	042100225	Core, 85, 2, 5.79, FLFV	Remortgage	Free Vals, Free Legals	£0	4.60
BTL Core	Core	2 Year Fixed	5.79	0	£25,000	£500,000	85	042100226	Core, 85, 2, 5.79, FVCB250	Remortgage	Free Vals	£250	4.60
BTL Core	Core	5 Year Fixed	5.99	0	£25,000	£500,000	85	042100229	Core, 85, 5, 5.99, FV	Purchase	Free Vals	£0	5.09
BTL Core	Core	5 Year Fixed	5.99	0	£25,000	£500,000	85	042100230	Core, 85, 5, 5.99, FLFV	Remortgage	Free Vals, Free Legals	£0	5.09
BTL Core	Core	5 Year Fixed	5.99	0	£25,000	£500,000	85	042100231	Core, 85, 5, 5.99, FVCB250	Remortgage	Free Vals	£250	5.09



BUY TO LET PRODUCTS - CORE LIMITED COMPANY

Buy to Let: For your limited company landlords

- Minimum loan; £25,000
- Maximum loan; £750,000 (unless stated)

* See Credit Criteria page for full details

** Northern Ireland currently capped at 75% LTV and £500,000 maximum loan amount. Free legals incentive not currently available in Northern Ireland.

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BTL Core -Ltd Co. Special Edition	Core	2 Year Fixed	2.59	£4000	£25,000	£750,000	75	042100161	Core, 75, 2, 2.59	Purchase, Remortgage	None	£0	4.60
BTL Core - Ltd Co.	Core	2 Year Fixed	2.99	1.50%	£25,000	£750,000	75	042100165	Core, 75, 2, 2.99	Purchase, Remortgage	None	£0	4.60
BTL Core - Ltd Co.	Core	5 Year Fixed	3.34	1.75%	£25,000	£750,000	75	042100163	Core, 75, 5, 3.34	Purchase, Remortgage	None	£0	2.44
BTL Core - Ltd Co.	Core	2 Year Fixed	3.49	£1999	£25,000	£750,000	75	042100177	Core, 75, 2, 3.49, FV	Purchase	Free Vals	£0	4.60
BTL Core - Ltd Co.	Core	2 Year Fixed	3.49	£1999	£25,000	£750,000	75	042100178	Core, 75, 2, 3.49, FVCB250	Remortgage	Free Vals	£250	4.60
BTL Core - Ltd Co.	Core	5 Year Fixed	3.89	£1999	£25,000	£750,000	75	042100182	Core, 75, 5, 3.89, FV	Purchase	Free Vals	£0	2.99
BTL Core - Ltd Co.	Core	5 Year Fixed	3.89	£1999	£25,000	£750,000	75	042100183	Core, 75, 5, 3.89, FVCB250	Remortgage	Free Vals	£250	2.99
BTL Core - Ltd Co.	Core	2 Year Fixed	3.98	0	£25,000	£750,000	75	042100207	Core, 75, 2, 3.98, FV	Purchase	Free Vals	£0	4.60
BTL Core - Ltd Co.	Core	2 Year Fixed	3.98	0	£25,000	£750,000	75	042100208	Core, 75, 2, 3.98, FVCB250	Remortgage	Free Vals	£250	4.60
BTL Core - Ltd Co.	Core	5 Year Fixed	4.09	0	£25,000	£750,000	75	042100212	Core, 75, 5, 4.09, FV	Purchase	Free Vals	£0	3.19
BTL Core - Ltd Co.	Core	5 Year Fixed	4.09	0	£25,000	£750,000	75	042100213	Core, 75, 5, 4.09, FVCB250	Remortgage	Free Vals	£250	3.19
BTL Core - Ltd Co.	Core	2 Year Fixed	3.99	1.50%	£25,000	£750,000	80	042100167	Core, 80, 2, 3.99	Purchase, Remortgage	None	£0	4.60
BTL Core - Ltd Co.	Core	2 Year Fixed	4.29	£1999	£25,000	£750,000	80	042100187	Core, 80, 2, 4.29, FV	Purchase	Free Vals	£0	4.60
BTL Core - Ltd Co.	Core	2 Year Fixed	4.29	£1999	£25,000	£750,000	80	042100188	Core, 80, 2, 4.29, FVCB250	Remortgage	Free Vals	£250	4.60
BTL Core - Ltd Co.	Core	5 Year Fixed	4.39	1.50%	£25,000	£750,000	80	042100169	Core, 80, 5, 4.39	Purchase, Remortgage	None	£0	3.49
BTL Core - Ltd Co.	Core	5 Year Fixed	4.59	£1999	£25,000	£750,000	80	042100192	Core, 80, 5, 4.59, FV	Purchase	Free Vals	£0	3.69
BTL Core - Ltd Co.	Core	5 Year Fixed	4.59	£1999	£25,000	£750,000	80	042100193	Core, 80, 5, 4.59, FVCB250	Remortgage	Free Vals	£250	3.69
BTL Core - Ltd Co.	Core	2 Year Fixed	4.64	0	£25,000	£750,000	80	042100217	Core, 80, 2, 4.64, FV	Purchase	Free Vals	£0	4.60
BTL Core - Ltd Co.	Core	2 Year Fixed	4.64	0	£25,000	£750,000	80	042100218	Core, 80, 2, 4.64, FVCB250	Remortgage	Free Vals	£250	4.60
BTL Core - Ltd Co.	Core	5 Year Fixed	4.94	0	£25,000	£750,000	80	042100222	Core, 80, 5, 4.94, FV	Purchase	Free Vals	£0	4.04
BTL Core - Ltd Co.	Core	5 Year Fixed	4.94	0	£25,000	£750,000	80	042100223	Core, 80, 5, 4.94, FVCB250	Remortgage	Free Vals	£250	4.04
BTL Core - Ltd Co.	Core	2 Year Fixed	5.34	1.50%	£25,000	£500,000	85	042100171	Core, 85, 2, 5.34	Purchase, Remortgage	None	£0	4.60
BTL Core - Ltd Co.	Core	2 Year Fixed	5.44	£1999	£25,000	£500,000	85	042100197	Core, 85, 2, 5.44, FV	Purchase	Free Vals	£0	4.60
BTL Core - Ltd Co.	Core	2 Year Fixed	5.44	£1999	£25,000	£500,000	85	042100198	Core, 85, 2, 5.44, FVCB250	Remortgage	Free Vals	£250	4.60
BTL Core - Ltd Co.	Core	5 Year Fixed	5.54	1.50%	£25,000	£500,000	85	042100173	Core, 85, 5, 5.54	Purchase, Remortgage	None	£0	4.64
BTL Core - Ltd Co.	Core	5 Year Fixed	5.64	£1999	£25,000	£500,000	85	042100202	Core, 85, 5, 5.64, FV	Purchase	Free Vals	£0	4.74
BTL Core - Ltd Co.	Core	5 Year Fixed	5.64	£1999	£25,000	£500,000	85	042100203	Core, 85, 5, 5.64, FVCB250	Remortgage	Free Vals	£250	4.74
BTL Core - Ltd Co.	Core	2 Year Fixed	5.79	0	£25,000	£500,000	85	042100227	Core, 85, 2, 5.79, FV	Purchase	Free Vals	£0	4.60
BTL Core - Ltd Co.	Core	2 Year Fixed	5.79	0	£25,000	£500,000	85	042100228	Core, 85, 2, 5.79, FVCB250	Remortgage	Free Vals	£250	4.60
BTL Core - Ltd Co.	Core	5 Year Fixed	5.99	0	£25,000	£500,000	85	042100232	Core, 85, 5, 5.99, FV	Purchase	Free Vals	£0	5.09
BTL Core - Ltd Co.	Core	5 Year Fixed	5.99	0	£25,000	£500,000	85	042100233	Core, 85, 5, 5.99, FVCB250	Remortgage	Free Vals	£250	5.09



BUY TO LET PRODUCTS - PROPERTY PLUS

For homes of non-standard construction

- **Maximum loan amount; £500,000**
- **For a full list of accepted property types, please visit www.kensingtonmortgages.co.uk/intermediaries/lendingcriteria**

* See Credit Criteria page for full details

** Northern Ireland currently capped at 75% LTV and £500,000 maximum loan amount. Free legals incentive not currently available in Northern Ireland.

Product Category	Credit Criteria *	Fixed Period	Interest Rate	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback	Reversion Margin
Property Plus	Core	2 Year Fixed	3.69	£1999	£25,000	£500,000	75	042100238	Core, 75, 2, 3.69, FV	Purchase	Free Vals	£0	4.60
Property Plus	Core	2 Year Fixed	3.69	£1999	£25,000	£500,000	75	042100239	Core, 75, 2, 3.69, FLFV	Remortgage	Free Vals, Free Legals	£0	4.60
Property Plus	Core	2 Year Fixed	3.69	£1999	£25,000	£500,000	75	042100240	Core, 75, 2, 3.69, FVCB250	Remortgage	Free Vals	£250	4.60
Property Plus	Core	5 Year Fixed	4.09	£1999	£25,000	£500,000	75	042100243	Core, 75, 5, 4.09, FV	Purchase	Free Vals	£0	3.19
Property Plus	Core	5 Year Fixed	4.09	£1999	£25,000	£500,000	75	042100244	Core, 75, 5, 4.09, FLFV	Remortgage	Free Vals, Free Legals	£0	3.19
Property Plus	Core	5 Year Fixed	4.09	£1999	£25,000	£500,000	75	042100245	Core, 75, 5, 4.09, FVCB250	Remortgage	Free Vals	£250	3.19
Property Plus	Core	2 Year Fixed	4.18	0	£25,000	£500,000	75	042100248	Core, 75, 2, 4.18, FV	Purchase	Free Vals	£0	4.60
Property Plus	Core	2 Year Fixed	4.18	0	£25,000	£500,000	75	042100249	Core, 75, 2, 4.18, FLFV	Remortgage	Free Vals, Free Legals	£0	4.60
Property Plus	Core	2 Year Fixed	4.18	0	£25,000	£500,000	75	042100250	Core, 75, 2, 4.18, FVCB250	Remortgage	Free Vals	£250	4.60
Property Plus	Core	5 Year Fixed	4.58	0	£25,000	£500,000	75	042100253	Core, 75, 5, 4.58, FV	Purchase	Free Vals	£0	3.68
Property Plus	Core	5 Year Fixed	4.58	0	£25,000	£500,000	75	042100254	Core, 75, 5, 4.58, FLFV	Remortgage	Free Vals, Free Legals	£0	3.68
Property Plus	Core	5 Year Fixed	4.58	0	£25,000	£500,000	75	042100255	Core, 75, 5, 4.58, FVCB250	Remortgage	Free Vals	£250	3.68
Property Plus - Ltd Co.	Core	2 Year Fixed	3.69	£1999	£25,000	£500,000	75	042100241	Core, 75, 2, 3.69, FV	Purchase	Free Vals	£0	4.60
Property Plus - Ltd Co.	Core	2 Year Fixed	3.69	£1999	£25,000	£500,000	75	042100242	Core, 75, 2, 3.69, FVCB250	Remortgage	Free Vals	£250	4.60
Property Plus - Ltd Co.	Core	5 Year Fixed	4.09	£1999	£25,000	£500,000	75	042100246	Core, 75, 5, 4.09, FV	Purchase	Free Vals	£0	3.19
Property Plus - Ltd Co.	Core	5 Year Fixed	4.09	£1999	£25,000	£500,000	75	042100247	Core, 75, 5, 4.09, FVCB250	Remortgage	Free Vals	£250	3.19
Property Plus - Ltd Co.	Core	2 Year Fixed	4.18	0	£25,000	£500,000	75	042100251	Core, 75, 2, 4.18, FV	Purchase	Free Vals	£0	4.60
Property Plus - Ltd Co.	Core	2 Year Fixed	4.18	0	£25,000	£500,000	75	042100252	Core, 75, 2, 4.18, FVCB250	Remortgage	Free Vals	£250	4.60
Property Plus - Ltd Co.	Core	5 Year Fixed	4.58	0	£25,000	£500,000	75	042100256	Core, 75, 5, 4.58, FV	Purchase	Free Vals	£0	3.68
Property Plus - Ltd Co.	Core	5 Year Fixed	4.58	0	£25,000	£500,000	75	042100257	Core, 75, 5, 4.58, FVCB250	Remortgage	Free Vals	£250	3.68



BUY TO LET PRODUCTS - SPECIALIST (HMO/MUB)

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

• **Maximum loan; £750,000 (unless stated)**

* See Credit Criteria page for full details

** HMO & MUB products are not available in Northern Ireland

Product Category	Credit Criteria *	Fixed Period	Interest Rate	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback	Reversion Margin
Specialist (HMO / MUB)	Core	2 Year Fixed	3.39	1.50%	£25,000	£750,000	75	042100258	Specialist, 75, 2, 3.39	Purchase, Remortgage	None	£0	4.60
Specialist (HMO / MUB)	Core	5 Year Fixed	3.69	1.75%	£25,000	£750,000	75	042100260	Specialist, 75, 5, 3.69	Purchase, Remortgage	None	£0	2.79
Specialist (HMO / MUB)	Core	2 Year Fixed	4.79	1.50%	£25,000	£750,000	80	042100262	Specialist, 80, 2, 4.79	Purchase, Remortgage	None	£0	4.60
Specialist (HMO / MUB)	Core	5 Year Fixed	5.19	1.50%	£25,000	£750,000	80	042100264	Specialist, 80, 5, 5.19	Purchase, Remortgage	None	£0	4.29
Specialist (HMO / MUB) - Ltd Co.	Core	2 Year Fixed	3.39	1.50%	£25,000	£750,000	75	042100259	Specialist, 75, 2, 3.39	Purchase, Remortgage	None	£0	4.60
Specialist (HMO / MUB) - Ltd Co.	Core	5 Year Fixed	3.69	1.75%	£25,000	£750,000	75	042100261	Specialist, 75, 5, 3.69	Purchase, Remortgage	None	£0	2.79
Specialist (HMO / MUB) - Ltd Co.	Core	2 Year Fixed	4.79	1.50%	£25,000	£750,000	80	042100263	Specialist, 80, 2, 4.79	Purchase, Remortgage	None	£0	4.60
Specialist (HMO / MUB) - Ltd Co.	Core	5 Year Fixed	5.19	1.50%	£25,000	£750,000	80	042100265	Specialist, 80, 5, 5.19	Purchase, Remortgage	None	£0	4.29

Rental coverage	Rental cover is calculated using individual circumstances and will give the maximum amount customers can expect to borrow based on their personal, property and income details. The cover ranges from 125% assessed on a monthly payment calculated at 5.50% or the initial interest rate plus 2.00% if higher (< 5 year fixed) or refer to the appropriate assessment rate (> 5 year fixed). Please see our calculator at www.kensingtonmortgages.co.uk for more details.
Minimum loan amount	£25,000
Maximum loan amount	Buy to Let loans are available to a maximum of £750k (£500k in Northern Ireland). 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. HMO and MUB maximum loan amount £750,000 (Not available in Northern Ireland). Property Plus maximum loan amount £500,000.
Employment status	Employed / Self-Employed.
Region	England, Wales, mainland Scotland and Northern Ireland only.
Minimum age (at submission)	All applicants or directors when lending to Limited Company must be aged 21 or over.
Maximum age	70 at application. No age limit at the end of the term.
Minimum term	5 years, except: The minimum term for 5-year fixed rates is 6 years. The minimum term for interest only is 10 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	For first time landlords who are existing residential homeowners, there is no minimum income requirement to support their mortgage application. For First Time Buyer & Non Owner Occupier, at least one applicant must be an existing Residential homeowner unless they have owned 4 or more Buy to Let properties OR their employer provides tied accommodation OR at least one applicant earns a minimum of £40,000.
Referencing	At least one applicant must be an existing Residential homeowner, unless they have owned 4 or more Buy to Let properties or their employer provides tied accommodation or at least one applicant earns a minimum of £40,000. HMO and MUBs are not available to first time landlords or if property is located in Northern Ireland. 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)	There is no overall portfolio limit (Kensington exposure to £2m). All portfolio landlords must complete a portfolio summary, with a minimum of 3 BTL mortgages to be verified and provide the 3 largest Assured Shorthold Tenancy agreements.
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 Plus	Range allows for lending on the following (subject to an acceptable valuation with no comments negatively affecting resale): Fully Repaired Pre-Fabricated Reinforced Concrete, Poured Concrete, Steel Framed / Steel Clad (pre 2000), 100% Timber Framed (post 1980), Cob Construction, Colt Construction, Concrete Block, Stone and Part Rendered Breeze block with Pebble Dashed Outer Walls. For additional non-standard construction types refer to: www.kensingtonmortgages.co.uk/intermediaries/lendingcriteria
Core Credit History	Defaults acceptable if older than 24 months. Secured Loan Arrears acceptable if older than 24 months. Satisfied CCJs acceptable if older than 24 months. We are able to accept unsatisfied CCJs that are registered over 24 months ago at the underwriter's discretion. Unsecured Credit arrears acceptable if accounts now up to date (max status of 2 in last 12 months). We are unable to accept any Debt Management Plans (DMP) in place less than 12 months. Payday loans acceptable if older than 12 months. We don't take Communication and small utility defaults into account.

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BTL CREDIT SUMMARY

	CORE
UNSECURED DEFAULTS	Defaults acceptable if older than 24 months
CCJ'S	Satisfied CCJs acceptable if older than 24 months. We are able to accept unsatisfied CCJs that are registered over 24 months ago at the underwriter's discretion.
SECURED ARREARS	Secured Loan Arrears acceptable if older than 24 months
PAYDAY LOANS TAKEN OUT WITHIN THE LAST;	12 months
DMP	We are unable to accept any Debt Management Plans (DMP) in place less than 12 months
UNSECURED ARREARS	Unsecured Credit arrears acceptable if accounts now up to date (max status of 2 in last 12 months)
COMMUNICATIONS AND SMALL UTILITY DEFAULTS	We don't take Communication and small utility defaults into account

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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ERC's

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

*Kensington review the Kensington Standard Rate (KSR) Quarterly. The current KSR rate is 0.1%. This rate is set as of the 10th June 2021 and effective from the 1st July 2021. 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. Early Repayment Charges Apply, see table for details.

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