



BUY TO LET LENDING

2nd June 2023

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

THE RANGE:
CORE
CORE - LIMITED COMPANY
CORE TRACKERS
PROPERTY PLUS
SPECIALIST (HMO / MUB)
EKO
EKO REWARD

When choosing the right mortgage for your client, bear in mind that whilst their circumstances and location are pivotal, the product itself is also very important - sometimes a product with a lower reversion rate or longer initial fixed rate can enhance your client's loan size.

Kensington review the Kensington Standard Rate (KSR) Quarterly. The current KSR rate is 4.35%. This rate is set as of the 10th March 2023 and effective from the 1st April 2023 (all new mortgage application documentation is reflected with this rate from 10th March 2023). 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: Ascot House, Maidenhead Office Park, Maidenhead SL6 3QQ. 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 - 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 80% LTV and £500,000 maximum loan amount. Free legals incentive not currently available in Northern Ireland.

Buy to Let - Core													
Product Category	Credit Criteria *	Initial Period	Interest Rate	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback	Reversion Margin (above KSR)
BTL Core	Core	2 Year Fixed	6.29	£1999	£25,000	£750,000	75	052300128	Core, 75, 2, 6.29	Purchase, Remortgage	None	£0	3.50
BTL Core	Core	5 Year Fixed	6.29	£1999	£25,000	£750,000	75	052300130	Core, 75, 5, 6.29	Purchase, Remortgage	None	£0	3.50
BTL Core	Core	2 Year Fixed	6.39	1.50%	£25,000	£750,000	75	052300138	Core, 75, 2, 6.39	Purchase, Remortgage	None	£0	3.50
BTL Core	Core	5 Year Fixed	6.39	1.50%	£25,000	£750,000	75	052300140	Core, 75, 5, 6.39	Purchase, Remortgage	None	£0	3.50
BTL Core	Core	2 Year Fixed	7.29	£0	£25,000	£750,000	75	052300260	Core, 75, 2, 7.29, FV	Purchase	Free Vals	£0	3.50
BTL Core	Core	2 Year Fixed	7.29	£0	£25,000	£750,000	75	052300261	Core, 75, 2, 7.29, FLFV	Remortgage	Free Vals, Free Legals	£0	3.50
BTL Core	Core	2 Year Fixed	7.29	£0	£25,000	£750,000	75	052300262	Core, 75, 2, 7.29, FVCB250	Remortgage	Free Vals	£250	3.50
BTL Core	Core	5 Year Fixed	7.29	£0	£25,000	£750,000	75	052300265	Core, 75, 5, 7.29, FV	Purchase	Free Vals	£0	3.50
BTL Core	Core	5 Year Fixed	7.29	£0	£25,000	£750,000	75	052300266	Core, 75, 5, 7.29, FLFV	Remortgage	Free Vals, Free Legals	£0	3.50
BTL Core	Core	5 Year Fixed	7.29	£0	£25,000	£750,000	75	052300267	Core, 75, 5, 7.29, FVCB250	Remortgage	Free Vals	£250	3.50
BTL Core	Core	2 Year Fixed	6.64	£1999	£25,000	£750,000	80	052300172	Core, 80, 2, 6.64	Purchase, Remortgage	None	£0	3.50
BTL Core	Core	5 Year Fixed	6.64	£1999	£25,000	£750,000	80	052300174	Core, 80, 5, 6.64	Purchase, Remortgage	None	£0	3.50
BTL Core	Core	2 Year Fixed	6.94	1.50%	£25,000	£750,000	80	052300221	Core, 80, 2, 6.94	Purchase, Remortgage	None	£0	3.50
BTL Core	Core	5 Year Fixed	6.94	1.50%	£25,000	£750,000	80	052300223	Core, 80, 5, 6.94	Purchase, Remortgage	None	£0	3.50
BTL Core	Core	2 Year Fixed	7.54	£0	£25,000	£750,000	80	052300304	Core, 80, 2, 7.54, FV	Purchase	Free Vals	£0	3.50
BTL Core	Core	2 Year Fixed	7.54	£0	£25,000	£750,000	80	052300305	Core, 80, 2, 7.54, FLFV	Remortgage	Free Vals, Free Legals	£0	3.50
BTL Core	Core	2 Year Fixed	7.54	£0	£25,000	£750,000	80	052300306	Core, 80, 2, 7.54, FVCB250	Remortgage	Free Vals	£250	3.50
BTL Core	Core	5 Year Fixed	7.54	£0	£25,000	£750,000	80	052300309	Core, 80, 5, 7.54, FV	Purchase	Free Vals	£0	3.50
BTL Core	Core	5 Year Fixed	7.54	£0	£25,000	£750,000	80	052300310	Core, 80, 5, 7.54, FLFV	Remortgage	Free Vals, Free Legals	£0	3.50
BTL Core	Core	5 Year Fixed	7.54	£0	£25,000	£750,000	80	052300311	Core, 80, 5, 7.54, FVCB250	Remortgage	Free Vals	£250	3.50



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 80% LTV and £500,000 maximum loan amount. Free legals incentive not currently available in Northern Ireland.

Buy to Let - Core Limited Company													
Product Category	Credit Criteria *	Initial Period	Interest Rate	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback	Reversion Margin (above KSR)
BTL Core - Ltd Co.	Core	2 Year Fixed	6.29	£1999	£25,000	£750,000	75	052300129	Core, 75, 2, 6.29	Purchase, Remortgage	None	£0	3.50
BTL Core - Ltd Co.	Core	5 Year Fixed	6.29	£1999	£25,000	£750,000	75	052300131	Core, 75, 5, 6.29	Purchase, Remortgage	None	£0	3.50
BTL Core - Ltd Co.	Core	2 Year Fixed	6.39	1.50%	£25,000	£750,000	75	052300139	Core, 75, 2, 6.39	Purchase, Remortgage	None	£0	3.50
BTL Core - Ltd Co.	Core	5 Year Fixed	6.39	1.50%	£25,000	£750,000	75	052300141	Core, 75, 5, 6.39	Purchase, Remortgage	None	£0	3.50
BTL Core - Ltd Co.	Core	2 Year Fixed	7.29	£0	£25,000	£750,000	75	052300263	Core, 75, 2, 7.29, FV	Purchase	Free Vals	£0	3.50
BTL Core - Ltd Co.	Core	2 Year Fixed	7.29	£0	£25,000	£750,000	75	052300264	Core, 75, 2, 7.29, FVCB250	Remortgage	Free Vals	£250	3.50
BTL Core - Ltd Co.	Core	5 Year Fixed	7.29	£0	£25,000	£750,000	75	052300268	Core, 75, 5, 7.29, FV	Purchase	Free Vals	£0	3.50
BTL Core - Ltd Co.	Core	5 Year Fixed	7.29	£0	£25,000	£750,000	75	052300269	Core, 75, 5, 7.29, FVCB250	Remortgage	Free Vals	£250	3.50
BTL Core - Ltd Co.	Core	2 Year Fixed	6.64	£1999	£25,000	£750,000	80	052300173	Core, 80, 2, 6.64	Purchase, Remortgage	None	£0	3.50
BTL Core - Ltd Co.	Core	5 Year Fixed	6.64	£1999	£25,000	£750,000	80	052300175	Core, 80, 5, 6.64	Purchase, Remortgage	None	£0	3.50
BTL Core - Ltd Co.	Core	2 Year Fixed	6.94	1.50%	£25,000	£750,000	80	052300222	Core, 80, 2, 6.94	Purchase, Remortgage	None	£0	3.50
BTL Core - Ltd Co.	Core	5 Year Fixed	6.94	1.50%	£25,000	£750,000	80	052300224	Core, 80, 5, 6.94	Purchase, Remortgage	None	£0	3.50
BTL Core - Ltd Co.	Core	2 Year Fixed	7.54	£0	£25,000	£750,000	80	052300307	Core, 80, 2, 7.54, FV	Purchase	Free Vals	£0	3.50
BTL Core - Ltd Co.	Core	2 Year Fixed	7.54	£0	£25,000	£750,000	80	052300308	Core, 80, 2, 7.54, FVCB250	Remortgage	Free Vals	£250	3.50
BTL Core - Ltd Co.	Core	5 Year Fixed	7.54	£0	£25,000	£750,000	80	052300312	Core, 80, 5, 7.54, FV	Purchase	Free Vals	£0	3.50
BTL Core - Ltd Co.	Core	5 Year Fixed	7.54	£0	£25,000	£750,000	80	052300313	Core, 80, 5, 7.54, FVCB250	Remortgage	Free Vals	£250	3.50



BUY TO LET PRODUCTS - CORE TRACKER

Buy to Let: Tracker Rates

• Product tracks Kensington Standard Rate (KSR); current KSR can be found on Page 1

* See Credit Criteria page for full details

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Buy to Let - Core Tracker													
Product Category	Credit Criteria *	Initial Period	Interest Rate	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback	Reversion Margin (above KSR)
BTL Core	Core	2 Year Tracker	6.25 (KSR + 1.90%)	£1999	£25,000	£750,000	75	032300638	Core Track, 75, 2, 1,9	Purchase, Remortgage	None	£0	3.50
BTL Core	Core	2 Year Tracker	6.55 (KSR + 2.20%)	0	£25,000	£750,000	75	032300644	Core Track, 75, 2, 2,2, FV	Purchase	Free Vals	£0	3.50
BTL Core	Core	2 Year Tracker	6.55 (KSR + 2.20%)	0	£25,000	£750,000	75	032300645	Core Track, 75, 2, 2,2, FLFV	Remortgage	Free Vals, Free Legals	£0	3.50
BTL Core	Core	2 Year Tracker	6.55 (KSR + 2.20%)	0	£25,000	£750,000	75	032300646	Core Track, 75, 2, 2,2, FVCB250	Remortgage	Free Vals	£250	3.50
BTL Core	Core	2 Year Tracker	6.55 (KSR + 2.20%)	£1999	£25,000	£750,000	80	032300649	Core Track, 80, 2, 2,2	Purchase, Remortgage	None	£0	3.50
BTL Core	Core	2 Year Tracker	6.85 (KSR + 2.50%)	0	£25,000	£750,000	80	032300652	Core Track, 80, 2, 2,5, FV	Purchase	Free Vals	£0	3.50
BTL Core	Core	2 Year Tracker	6.85 (KSR + 2.50%)	0	£25,000	£750,000	80	032300653	Core Track, 80, 2, 2,5, FLFV	Remortgage	Free Vals, Free Legals	£0	3.50
BTL Core	Core	2 Year Tracker	6.85 (KSR + 2.50%)	0	£25,000	£750,000	80	032300654	Core Track, 80, 2, 2,5, FVCB250	Remortgage	Free Vals	£250	3.50
Buy to Let - Core Tracker Limited Company													
BTL Core - Ltd Co.	Core	2 Year Tracker	6.25 (KSR + 1.90%)	£1999	£25,000	£750,000	75	032300639	Core Track, 75, 2, 1,9	Purchase, Remortgage	None	£0	3.50
BTL Core - Ltd Co.	Core	2 Year Tracker	6.55 (KSR + 2.20%)	0	£25,000	£750,000	75	032300647	Core Track, 75, 2, 2,2, FV	Purchase	Free Vals	£0	3.50
BTL Core - Ltd Co.	Core	2 Year Tracker	6.55 (KSR + 2.20%)	0	£25,000	£750,000	75	032300648	Core Track, 75, 2, 2,2, FVCB250	Remortgage	Free Vals	£250	3.50
BTL Core - Ltd Co.	Core	2 Year Tracker	6.55 (KSR + 2.20%)	£1999	£25,000	£750,000	80	032300650	Core Track, 80, 2, 2,2	Purchase, Remortgage	None	£0	3.50
BTL Core - Ltd Co.	Core	2 Year Tracker	6.85 (KSR + 2.50%)	0	£25,000	£750,000	80	032300655	Core Track, 80, 2, 2,5, FV	Purchase	Free Vals	£0	3.50
BTL Core - Ltd Co.	Core	2 Year Tracker	6.85 (KSR + 2.50%)	0	£25,000	£750,000	80	032300656	Core Track, 80, 2, 2,5, FVCB250	Remortgage	Free Vals	£250	3.50



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

** Free legals incentive not currently available in Northern Ireland.

Buy to Let - Property Plus													
Product Category	Credit Criteria *	Initial Period	Interest Rate	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback	Reversion Margin (above KSR)
Property Plus	Core	2 Year Fixed	6.59	£1999	£25,000	£500,000	75	052300166	Core, 75, 2, 6.59	Purchase, Remortgage	None	£0	3.50
Property Plus	Core	5 Year Fixed	6.59	£1999	£25,000	£500,000	75	052300168	Core, 75, 5, 6.59	Purchase, Remortgage	None	£0	3.50
Property Plus	Core	2 Year Fixed	7.59	£0	£25,000	£500,000	75	052300325	Core, 75, 2, 7.59, FV	Purchase	Free Vals	£0	3.50
Property Plus	Core	2 Year Fixed	7.59	£0	£25,000	£500,000	75	052300326	Core, 75, 2, 7.59, FLFV	Remortgage	Free Vals, Free Legals	£0	3.50
Property Plus	Core	2 Year Fixed	7.59	£0	£25,000	£500,000	75	052300327	Core, 75, 2, 7.59, FVCB250	Remortgage	Free Vals	£250	3.50
Property Plus	Core	5 Year Fixed	7.59	£0	£25,000	£500,000	75	052300330	Core, 75, 5, 7.59, FV	Purchase	Free Vals	£0	3.50
Property Plus	Core	5 Year Fixed	7.59	£0	£25,000	£500,000	75	052300331	Core, 75, 5, 7.59, FLFV	Remortgage	Free Vals, Free Legals	£0	3.50
Property Plus	Core	5 Year Fixed	7.59	£0	£25,000	£500,000	75	052300332	Core, 75, 5, 7.59, FVCB250	Remortgage	Free Vals	£250	3.50
Buy to Let - Property Plus Limited Company													
Property Plus - Ltd Co.	Core	2 Year Fixed	6.59	£1999	£25,000	£500,000	75	052300167	Core, 75, 2, 6.59	Purchase, Remortgage	None	£0	3.50
Property Plus - Ltd Co.	Core	5 Year Fixed	6.59	£1999	£25,000	£500,000	75	052300169	Core, 75, 5, 6.59	Purchase, Remortgage	None	£0	3.50
Property Plus - Ltd Co.	Core	2 Year Fixed	7.59	£0	£25,000	£500,000	75	052300328	Core, 75, 2, 7.59, FV	Purchase	Free Vals	£0	3.50
Property Plus - Ltd Co.	Core	2 Year Fixed	7.59	£0	£25,000	£500,000	75	052300329	Core, 75, 2, 7.59, FVCB250	Remortgage	Free Vals	£250	3.50
Property Plus - Ltd Co.	Core	5 Year Fixed	7.59	£0	£25,000	£500,000	75	052300333	Core, 75, 5, 7.59, FV	Purchase	Free Vals	£0	3.50
Property Plus - Ltd Co.	Core	5 Year Fixed	7.59	£0	£25,000	£500,000	75	052300334	Core, 75, 5, 7.59, FVCB250	Remortgage	Free Vals	£250	3.50



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

Buy to Let - Specialist (HMO / MUB)													
Product Category	Credit Criteria *	Initial Period	Interest Rate	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback	Reversion Margin (above KSR)
Specialist (HMO / MUB)	Core	2 Year Fixed	6.49	£1999	£25,000	£750,000	75	052300158	Specialist, 75, 2, 6.49	Purchase, Remortgage	None	£0	3.50
Specialist (HMO / MUB)	Core	5 Year Fixed	6.49	£1999	£25,000	£750,000	75	052300160	Specialist, 75, 5, 6.49	Purchase, Remortgage	None	£0	3.50
Specialist (HMO / MUB)	Core	2 Year Fixed	6.69	1.50%	£25,000	£750,000	75	052300192	Specialist, 75, 2, 6.69	Purchase, Remortgage	None	£0	3.50
Specialist (HMO / MUB)	Core	5 Year Fixed	6.69	1.50%	£25,000	£750,000	75	052300194	Specialist, 75, 5, 6.69	Purchase, Remortgage	None	£0	3.50
Specialist (HMO / MUB)	Core	2 Year Fixed	6.84	£1999	£25,000	£750,000	80	052300210	Specialist, 80, 2, 6.84	Purchase, Remortgage	None	£0	3.50
Specialist (HMO / MUB)	Core	5 Year Fixed	6.84	£1999	£25,000	£750,000	80	052300212	Specialist, 80, 5, 6.84	Purchase, Remortgage	None	£0	3.50
Specialist (HMO / MUB)	Core	2 Year Fixed	7.34	1.50%	£25,000	£750,000	80	052300288	Specialist, 80, 2, 7.34	Purchase, Remortgage	None	£0	3.50
Specialist (HMO / MUB)	Core	5 Year Fixed	7.34	1.50%	£25,000	£750,000	80	052300290	Specialist, 80, 5, 7.34	Purchase, Remortgage	None	£0	3.50
Buy to Let - Specialist Limited Company (HMO / MUB)													
Specialist (HMO / MUB) - Ltd Co.	Core	2 Year Fixed	6.49	£1999	£25,000	£750,000	75	052300159	Specialist, 75, 2, 6.49	Purchase, Remortgage	None	£0	3.50
Specialist (HMO / MUB) - Ltd Co.	Core	5 Year Fixed	6.49	£1999	£25,000	£750,000	75	052300161	Specialist, 75, 5, 6.49	Purchase, Remortgage	None	£0	3.50
Specialist (HMO / MUB) - Ltd Co.	Core	2 Year Fixed	6.69	1.50%	£25,000	£750,000	75	052300193	Specialist, 75, 2, 6.69	Purchase, Remortgage	None	£0	3.50
Specialist (HMO / MUB) - Ltd Co.	Core	5 Year Fixed	6.69	1.50%	£25,000	£750,000	75	052300195	Specialist, 75, 5, 6.69	Purchase, Remortgage	None	£0	3.50
Specialist (HMO / MUB) - Ltd Co.	Core	2 Year Fixed	6.84	£1999	£25,000	£750,000	80	052300211	Specialist, 80, 2, 6.84	Purchase, Remortgage	None	£0	3.50
Specialist (HMO / MUB) - Ltd Co.	Core	5 Year Fixed	6.84	£1999	£25,000	£750,000	80	052300213	Specialist, 80, 5, 6.84	Purchase, Remortgage	None	£0	3.50
Specialist (HMO / MUB) - Ltd Co.	Core	2 Year Fixed	7.34	1.50%	£25,000	£750,000	80	052300289	Specialist, 80, 2, 7.34	Purchase, Remortgage	None	£0	3.50
Specialist (HMO / MUB) - Ltd Co.	Core	5 Year Fixed	7.34	1.50%	£25,000	£750,000	80	052300291	Specialist, 80, 5, 7.34	Purchase, Remortgage	None	£0	3.50



BUY TO LET PRODUCTS - EKO

£1000 cashback for making their home more energy efficient

- Energy Performance Certificate (EPC) required upon application
- Evidenced by property moving to the next EPC banding OR an increase at least 10 Standard Assessment Procedure (SAP) points required to qualify
- Up to 12 months to make the energy improvements and claim
- £1,000 cash back upon qualification with new validated EPC

* See Credit Criteria page for full details

** Northern Ireland currently capped at 80% LTV and £500,000 maximum loan amount. Free legals incentive not currently available in Northern Ireland.

*** eKo cashback is conditional upon eligibility criteria being satisfied post-completion, see ESIS for details.

Buy to Let - eKo													
Product Category	Credit Criteria *	Initial Period	Interest Rate	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback***	Reversion Margin (above KSR)
eKo***	Core	2 Year Fixed	7.29	£0	£25,000	£500,000	75	052300270	Core, 75, 2, 7.29, FVEKO	Purchase, Remortgage	Free Vals	£1,000	3.50
eKo***	Core	2 Year Fixed	7.29	£0	£25,000	£500,000	75	052300272	Core, 75, 2, 7.29, FLFVEKO	Remortgage	Free Vals, Free Legals	£1,000	3.50
eKo***	Core	5 Year Fixed	7.29	£0	£25,000	£500,000	75	052300273	Core, 75, 5, 7.29, FVEKO	Purchase, Remortgage	Free Vals	£1,000	3.50
eKo***	Core	5 Year Fixed	7.29	£0	£25,000	£500,000	75	052300275	Core, 75, 5, 7.29, FLFVEKO	Remortgage	Free Vals, Free Legals	£1,000	3.50
eKo***	Core	2 Year Fixed	7.54	£0	£25,000	£500,000	80	052300314	Core, 80, 2, 7.54, FVEKO	Purchase, Remortgage	Free Vals	£1,000	3.50
eKo***	Core	2 Year Fixed	7.54	£0	£25,000	£500,000	80	052300316	Core, 80, 2, 7.54, FLFVEKO	Remortgage	Free Vals, Free Legals	£1,000	3.50
eKo***	Core	5 Year Fixed	7.54	£0	£25,000	£500,000	80	052300317	Core, 80, 5, 7.54, FVEKO	Purchase, Remortgage	Free Vals	£1,000	3.50
eKo***	Core	5 Year Fixed	7.54	£0	£25,000	£500,000	80	052300319	Core, 80, 5, 7.54, FLFVEKO	Remortgage	Free Vals, Free Legals	£1,000	3.50
Buy to Let - Limited Company eKo													
eKo- Ltd Co.***	Core	2 Year Fixed	7.29	£0	£25,000	£500,000	75	052300271	Core, 75, 2, 7.29, FVEKO	Purchase, Remortgage	Free Vals	£1,000	3.50
eKo- Ltd Co.***	Core	5 Year Fixed	7.29	£0	£25,000	£500,000	75	052300274	Core, 75, 5, 7.29, FVEKO	Purchase, Remortgage	Free Vals	£1,000	3.50
eKo- Ltd Co.***	Core	2 Year Fixed	7.54	£0	£25,000	£500,000	80	052300315	Core, 80, 2, 7.54, FVEKO	Purchase, Remortgage	Free Vals	£1,000	3.50
eKo- Ltd Co.***	Core	5 Year Fixed	7.54	£0	£25,000	£500,000	80	052300318	Core, 80, 5, 7.54, FVEKO	Purchase, Remortgage	Free Vals	£1,000	3.50



BUY TO LET PRODUCTS - EKO REWARD

£500 cashback for the most energy efficient homes

- Cashback paid following completion
- For properties with an EPC rating of A, B or C

* See Credit Criteria page for full details

** Northern Ireland currently capped at 80% LTV

Buy to Let - eKo Reward													
Product Category	Credit Criteria *	Initial Period	Interest Rate	Completion Fee	Min Loan	Max Loan**	LTV**	Product Code	Product Name	Loan Purpose	Incentives**	Cashback	Reversion Margin (above KSR)
eKo Reward	Core	2 Year Fixed	7.29	£0	£25,000	£500,000	75	052300276	Core, 75, 2, 7.29, FVCB500	Purchase	Free Vals	£500	3.50
eKo Reward	Core	5 Year Fixed	7.29	£0	£25,000	£500,000	75	052300278	Core, 75, 5, 7.29, FVCB500	Purchase	Free Vals	£500	3.50
eKo Reward	Core	2 Year Fixed	7.54	£0	£25,000	£500,000	80	052300320	Core, 80, 2, 7.54, FVCB500	Purchase	Free Vals	£500	3.50
eKo Reward	Core	5 Year Fixed	7.54	£0	£25,000	£500,000	80	052300322	Core, 80, 5, 7.54, FVCB500	Purchase	Free Vals	£500	3.50
Buy to Let - Limited Company eKo Reward													
eKo Reward - Ltd Co.	Core	2 Year Fixed	7.29	£0	£25,000	£500,000	75	052300277	Core, 75, 2, 7.29, FVCB500	Purchase	Free Vals	£500	3.50
eKo Reward - Ltd Co.	Core	5 Year Fixed	7.29	£0	£25,000	£500,000	75	052300279	Core, 75, 5, 7.29, FVCB500	Purchase	Free Vals	£500	3.50
eKo Reward - Ltd Co.	Core	2 Year Fixed	7.54	£0	£25,000	£500,000	80	052300321	Core, 80, 2, 7.54, FVCB500	Purchase	Free Vals	£500	3.50
eKo Reward - Ltd Co.	Core	5 Year Fixed	7.54	£0	£25,000	£500,000	80	052300323	Core, 80, 5, 7.54, FVCB500	Purchase	Free Vals	£500	3.50



BUY TO LET CRITERIA SUMMARY

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 Year Fixed, except: The minimum term for 5-year fixed rates is 6 Year Fixed. The minimum term for interest only is 10 Year Fixed.
Maximum term	40 Year Fixed.
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
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.
Core Credit History	Defaults acceptable if older than 24 months. Secured Loan/ Rent 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 into account communication/insurance defaults. Utility defaults cannot exceed £250 per application.
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: Ascot House, Maidenhead Office Park, Maidenhead SL6 3QQ. 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	CORE
Ranges	Core, Specialist, eKo
Defaults acceptable (if older than)	24 months No limit on number or value
Secured Loan/Rent Arrears acceptable (if older than)	24 months
CCJs (unsatisfied CCJ's will be accepted at the underwriters discretion)	24 months ago No limit on number or value
Unsecured Credit arrears acceptable if accounts now up to date	Max status of 2 in last 12 months
Debt Management Plans (DMPs) accept with a track record of	12 months
No Payday loans, taken out within the last	12 months
Communication/insurance and utility defaults: We don't take into account communication/insurance defaults. Utility defaults cannot exceed £250 per application.	
Important bankruptcy update: We can accept customers that have not been, in last 6 Year Fixed, subject to proceedings for Bankruptcy/Sequestration or an Individual Voluntary Arrangement (IVA) / Protected Trust Deed and/or Debt Arrangement Scheme	

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ERC's

Term	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10
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%	
10 Year Fixed	4.00%	3.00%	1.50%	1.00%	1.00%	0.00%
2 Year Tracker	1.00%	1.00%				

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