

Our Mortgage Services & Costs for Association Members

Lloyd &
Whyte

The Financial Conduct Authority (FCA)

Lloyd & Whyte (Financial Services) Ltd is authorised and regulated by the Financial Conduct Authority (FCA).

The FCA regulates financial services in the UK and you can check our authorisation and permitted activities on the Financial Services Register by visiting the FCA's website www.fca.org.uk/firms/systems-reporting/register or by contacting the FCA on 0800 111 6768. Our Financial Services Register number is 125340.

Our Services

Mortgages

We are independent mortgage advisers and we will recommend a mortgage product that is suitable for you following an assessment of your personal needs and circumstances. This will include a detailed assessment of affordability.

We will consider all products and lenders that we have access to. This means we will not consider those lenders that are only available by you going direct to them.

Where you are increasing your borrowing we will consider the merits of both a new first charge mortgage and securing this by an additional mortgage on a second charge basis. You may also have the option of a further advance from your existing lender or borrowing through an unsecured loan but whilst these may be more appropriate for you, we will not consider these when making our recommendation to you.

Insurance

Non-investment protection contracts - we offer protection products e.g. term assurance, income protection and critical illness from a range of insurers. We will provide you with advice and arrange the contract on your behalf after an assessment of your personal needs and circumstances.

The Costs of our Service

Mortgages

We charge a fixed fee of **£300** for the provision of mortgage advice. The fee is payable prior to the provision of our recommendation.

We could also receive a commission from the lender when your mortgage completes. This amount will be confirmed by the lender in their disclosure document.

As an Association member benefit, we will refund the commitment fee, either fully or in part, providing a minimum mortgage fee/commission benchmark of £500 is met. For example, if we receive a total of £550 from the lender and the commitment fee, we would refund £50; whereas for a total of £900, we would refund the full £300.

Should you wish you can request to view the commission rates from each of the lenders we have considered at the time that we make our recommendation to you.

Insurances

We do not charge a fee for these services as we will receive commission from the provider after the policy has been placed on risk.

Refund of fees

Please note our fee will still be charged should the lender reject your mortgage application due to you not disclosing any material information about your personal situation. It should also be noted we do not provide a refund should you decide not to proceed with the mortgage loan after we have made a recommendation to you.

Client Verification

We may be required to verify the identity of our clients, to obtain information as to the purpose and nature of the business which we conduct on their behalf, and to ensure that the information we hold is up-to-date. For this purpose we may use electronic identity verification systems and we may conduct these checks from time to time throughout our relationship, not just at the beginning.

Cancellation rights

Certain protection and insurance contracts allow you the right to cancel after a contract has been put in force. Prior to you entering into a contract of protection or insurance we will provide you with specific details should this apply to include: its duration, conditions, practical instructions and any costs for exercising it, together with the consequences of not exercising it.

Our Ethical Policy

We are committed to providing the highest standard of financial advice and service possible. The interest of our clients is paramount to us and to achieve this we have designed our systems and procedures to place you at the heart of our business. In doing so, we will:

- be open, honest and transparent in the way we deal with you;
- not place our interests above yours;
- communicate clearly, promptly and without jargon;
- seek your views and perception of our dealings with you to ensure it meets your expectations or to identify any improvements required.

What to do if you have a complaint

If you wish to register a complaint, please contact the Complaints Officer:

In writing: Lloyd & Whyte (Financial Services) Ltd, Affinity House, Bindon Road, Taunton TA2 6AA

By Email: info@lloydwhyte.com

By phone: 01823 250750

If you cannot settle your complaint with us, eligible complainants may be entitled to refer it to the Financial Ombudsman Service (FOS) for an independent assessment. The FOS Consumer Helpline is on 0800 023 4567 and their address is: Financial Ombudsman Service, Exchange Tower, London E14 9SR.

Website: www.financial-ombudsman.org.uk

Compensation Scheme

If you make a complaint and we are unable to meet our liabilities, you may be entitled to compensation from the Financial Services Compensation Scheme (FSCS).

Further information about these amounts and limits for all other product types are available from the FSCS at www.fscs.org.uk/what-we-cover/products

Law

This agreement is governed and shall be construed in accordance with the Law of England and the parties shall submit to the exclusive jurisdiction of the English Courts.

Termination

The authority to act on your behalf may be terminated at any time without penalty by either party giving 7 days' notice in writing to that effect to the other, but without prejudice to the completion of transactions already initiated. Any transactions effected before termination and a due proportion of any period of charges for services shall be settled to that date.

Force Majeure

Lloyd & Whyte (Financial Services) Ltd shall not be in breach of this Agreement and shall not incur any liability to you if there is any failure to perform its duties due to any circumstances reasonably beyond its control.