

About our mortgage services

Key facts

MFS independent Financial Advisers

235 The Broadway, Wimbledon, London, SW19 1SD Tel: 020 8543 6244

1. The Financial Services Authority (FSA)

The FSA is the independent watchdog that regulates financial services. It requires us to give you this document. Use this information to decide if our services are right for you.

2. Whose mortgages do we offer?

We offer mortgages from the whole market.

We [can] only offer mortgages from a limited number of lenders
Ask us for a list of the lenders we offer mortgages from.

We [can] only offer [a limited range of the] [a] mortgage[s] from [a single lender] [name
of single lender]

[or]

We only offer our own mortgages.

3. Which service will we provide you with?

We will advise and make a recommendation for you after we have assessed your needs.

You will not receive advice or a recommendation from us. We may ask some questions to narrow down the selection of products that we will provide details on. You will then need to make your own choice about how to proceed.

4. What you will have to pay us for this service?

No fee is payable by yourself. We will be paid commission by the lender for arranging the mortgage. This covers all initial, ongoing, professional and administrative services.

A fee of £ payable at the outset and/or £ payable when you apply for a mortgage. We will also be paid commission from the lender.

You will receive a key facts illustration when considering a particular mortgage which will tell you about any fees relating to it.

5. Refund of fees

If we charge you a fee, and your mortgage does not go ahead, you will receive.

A full refund [if the lender rejects your application]

A refund of £[] [if the purchase falls through]

No refund if you decide not to take out a mortgage

6. Who regulates us?

MFS Independent Financial Advisers 235 The Broadway Wimbledon London SW19 1SD is a trading name of ART Holdings Ltd which is authorised and regulated by the Financial Services Authority. Our FSA Register number is 135910.

Our permitted business is arranging mortgages.

You can check this on the FSA's Register by visiting the FSA's website www.fsa.gov.uk/register or by contacting the FSA on 0845 606 1234.

7. What to do if you have a complaint

If you wish to register a complaint please contact us.

If you cannot settle your complaint with us, you maybe entitled to refer it to the Financial Ombudsman Service.

8. Are we covered by the Financial Services Compensation Scheme (FSCS)

We are covered by the FSCS. You may be entitled to compensation from the scheme if we cannot meet our obligations. This depends on the type of business and the circumstances of the claim.

Mortgage advising and arranging is covered for 100% of the first £30,000.00 and 90% of the next £20,000.00 so the maximum compensation is £48,000.00.

Further information about the compensation scheme arrangements is available from the FSCS.

ADDENDUM TO INITIAL DISCLOSURE DOCUMENT

Thank you for choosing MFS for your mortgage arrangements. We have been active in the Financial Services industry for over 40 years and have mortgage consultants and financial advisers who are qualified experts in their field.

Duty of Privacy / Data Protection

We will treat all your personal information as private and confidential (even when you are no longer a customer) except where we are permitted by law, where it is required by a regulator, or where the disclosure is made at your request or with your consent in relation to arranging your mortgage. Also we will explain that you have a right of access under the Data Protection Act 1998 to your personal records held on our systems.

Survey and Legal Fees

These fees may be payable by you and constitute a direct transaction between the surveyor and/or the Solicitor, and yourself. Should for any reason the mortgage in respect of a particular property not be completed MFS are not responsible for any loss you may have incurred in respect of these fees.

I acknowledge receipt of the 'Initial Disclosure' document and have read, fully understand and agree the terms outlined.

Client Signature(s): _____

Client Name: _____

Date: _____