

# INITIAL DISCLOSURE DOCUMENT



## Information about our mortgage and insurance services

The following information is to help you decide if our services are right for you. It is important to us that you understand the services we are providing, so please take time to read this document carefully. If you have any questions, please do not hesitate to ask your advisor.

## Our services

### Residential Regulated Mortgages

If you are borrowing money against a property that you or a family member will live in, this will be a regulated mortgage. We will provide advice and make a recommendation on the most appropriate product for you after we have assessed your needs and circumstances.

In most cases, our recommendation will involve borrowing against your home from a single mortgage lender. In some cases, it may be more appropriate to take out a second charge mortgage, where additional money is borrowed from a different lender to your existing lender without repaying your existing mortgage. We will advise and make a recommendation for such a product, if appropriate having assessed your needs and circumstances.

### Consumer Buy to Let & Unregulated Buy to Let Mortgages

Mortgages for a property that is to be let out, will normally be a Consumer Buy to Let (CBTL) or unregulated Buy to Let (BTL) mortgage. We will provide advice and make a recommendation for you after we have assessed your needs and circumstances.

Please note that our recommendations with respect to Buy to Let are restricted to helping you arrange a suitable mortgage. We will not advise you about whether or not the property you plan to buy and let out to tenants, will turn out to be a sound investment.

### Protection Insurance

Protection insurance provides insurance against personal changes in circumstances such as death, illness or inability to work. We provide a referral service to a specialist who can provide a personal recommendation for your needs and circumstances.

## **Building & Contents Insurance**

We provide a referral service for buildings and contents insurance.

### **The products we offer**

#### **Mortgages**

We offer a comprehensive range of first and second charge regulated mortgage contracts for both business and non-business purposes, as well as Consumer Buy to Let mortgage and unregulated Buy to Let mortgage contracts from over 65 lenders across the market but not deals that you can only obtain by going direct to a lender. A list of the lenders is available on request.

In circumstances where you are looking to increase existing borrowing, the following options, on which we may not be able to advise, may be more appropriate:

- A further advance from your existing lender
- An unsecured loan

#### **Insurance**

We provide a referral service for term assurance, critical illness cover, income protection, family income benefit and non-profit whole of life insurance.

We provide a referral service for building and contents insurance.

### **The Cost of Our Services**

#### **Mortgages**

We will charge you a fee of £499.00 upon receipt of a mortgage offer for our services. We may also receive commission from the provider of any products you take out.

You will receive a personalised illustration (ESIS) when considering a particular mortgage, which will tell you about any fees relating to it, and the commission we will be paid. You have the right to ask for information on the variation in levels of commission payable by mortgage lenders. You also have the right to request an illustration for any mortgage we offer.

#### **Conflict of Interest**

We will not transact business where we believe this could result in a conflict of interest. Where we believe that our interests conflict, we will inform you in writing and agree with you how we can proceed.

## **Refund of Fees**

Where a fee has become due, and you subsequently cancel or withdraw at any time before completion, in order to cover our administration costs, the fee will still be due, and if already paid you will not receive a refund.

## **Additional Services**

We have a regulatory duty to advise you of foreseeable risk and recommend ways to mitigate those risks. As part of this process, we may recommend that you work with a trusted partner to do so. We may receive a referral fee from these partners.

## **Your Responsibilities**

You must be honest and transparent in the information you provide. Incomplete or inaccurate information about you, your health, your financial history or any property you are mortgaging could impact our advice and result in a less suitable recommendation.

In the worst case, it may result in your mortgage or insurance becoming void, and if considered fraudulent impact your future ability to obtain credit or insurance.

If your circumstances change before the completion of your mortgage or your insurance application you should inform your advisor immediately so they can ensure the advice given is still relevant and make any appropriate adjustments.

You should check all information and documents provided to ensure they accurately reflect your circumstances and expectations. Do not hesitate to contact your advisor if you have questions or concerns.

## **Additional Needs**

We are committed to ensuring good advice and outcomes regardless of needs and circumstances, including any disabilities or vulnerabilities.

Please let us know of any such circumstances or special needs you may have so that we can ensure they are accommodated.

## **Information Security and Data Privacy**

The security and protection of your data is important to us. Full details on how we process and use your information is included in the Data Privacy Notice provided with this document.

## Complaints

If you wish to register a complaint please contact us:

### Write to

The Right Mortgage Limited  
70 St. Johns Close  
Knowle  
Solihull  
B93 0NH

### Email

[complaints@therightmortgage.co.uk](mailto:complaints@therightmortgage.co.uk)

### Telephone

01564 732744

If we do not resolve the complaint to your satisfaction, you may also contact The Financial Ombudsman Service who can be contacted at: The Financial Ombudsman Service, Exchange Tower, London, E14 9SR. Telephone: [0800 0234567](tel:08000234567).

Email: [complaint.info@financial-ombudsman.org.uk](mailto:complaint.info@financial-ombudsman.org.uk)

## Regulation

Mortgage Brokers Near Me Ltd is an appointed representative of The Right Mortgage Limited, St Johns Court, 70 St. Johns Close, Knowle, Solihull B93 0NH, which is authorised and regulated by the Financial Conduct Authority. The Right Mortgage Limited's Financial Services Register number is 649443.

The FCA is an independent watchdog that regulates financial services.

The Right Mortgage Limited's permitted business is advising and arranging regulated mortgage contracts (some of which may be Buy to Let finance) and non-investment insurance contracts. The Right Mortgage Limited is only responsible for the services disclosed in this document, or any additional The Right Mortgage Limited 'information about our services' document provided to you. All other services are the sole responsibility of Mortgage Brokers Near Me Ltd.

You can check this on the Financial Services Register by visiting the FCA's website <https://www.fca.org.uk/firms/financial-services-register> or by contacting the FCA on [0800 111 6768](tel:08001116768).

In most cases, advising on and arranging Buy to Let mortgages is not regulated by the Financial Conduct Authority.

However, where you or a close relative intend to occupy the property, or if you or a close relative have lived in the property before then these are likely to be regulated by the Financial Conduct Authority.

### **Financial Services Compensation Scheme**

We are covered by the Financial Services Compensation Scheme (FSCS). You may be entitled to compensation from the scheme if you are due compensation from us and we are unable to pay what you are owed. Entitlement to compensation will depend on the type of business and the circumstances of the claim.

### **Residential Mortgage**

Advising and arranging is covered up to a maximum limit of £85,000.

### **BTL Mortgage**

Most BTL mortgages are not covered by the FSCS. However if a close family member will be renting the property then you may be covered by the FSCS.

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