

	JP Mortgages
	4 The Crescent
	Adel
	Leeds
	LS16 6AA

1.

The Financial Conduct Authority (FCA)

The FCA 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, it explains the service you are being offered and how you will pay for it.

2. Whose Products do we offer?

Insurance

✓	We offer products from a range of insurers on the basis of a fair analysis of the market, for example; for Term Assurance, Critical Illness and Permanent Health Insurance
	We only offer products from a limited number of insurers ask us for a list of the insurers we offer insurance from.
	We only offer products from a single insurer.

Mortgages

✓	For Commercial mortgages, Second Charge loans and Consumer Buy to Let we offer Independent advice from across the secured lending market, but not deals that you can only obtain by going direct to a lender.
✓	In the eventuality of JP Mortgages not being able to successfully place your mortgage, we can at your request attempt to place your mortgage with a sub prime packager. This will incur in further charges which will be fully disclosed prior to submission of your application. When borrowing further money there may be alternative financial options that might be more suitable depending on your circumstances
✓	We can offer advice on the following alternative finance options A Further Advance from your existing lender A second charge mortgage A re-mortgage An unsecured loan
	We only offer mortgages from a limited number of lenders. We can provide you with a list of these lenders
	<i>We only offer mortgages from a single lender</i>

3. Which service will we provide you with?

Insurance

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

Mortgages

✓	<i>We will advise and make a recommendation for you after we have assessed your needs.</i>
	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
	You may request an illustration from your adviser whenever our firm provides you with information specific to the amount you want to borrow following assessment of your needs and circumstances

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

Insurance

✓	No fee.
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Mortgages

✓	<i>Fee for mortgage advice.</i>
✓	An upfront, none refundable fee of £495 followed by a further payment of £200 upon receiving a mortgage offer, payable via your bank by faster payment service. Payment details (Account name) JP Mortgages Independent Mortgage Brokers, (Account number) 17045671 and (Sort Code) 05-04-69.
	We will use our best endeavours to raise the finance required, but we are unable to provide any guarantee or assurance that we will be able to achieve this outcome. The reason for this is there are many factors with lenders involved in raising finance beyond our control.

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

5. Refund of Mortgage fees

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

✓	<i>No refund if the lender rejects your application, or you decide not to proceed any further with your application. This will cover our administration, work and time spent on the file.</i> <i>J P Mortgages do not guarantee to obtain a mortgage on your behalf</i>
✓	<i>No refund if you decide not to proceed, this will cover our administration costs.</i>

6. Who regulates us?

JP Mortgages is authorised and regulated by the Financial Conduct Authority.

Our FCA Register number is 302757

Our permitted business is advising on and arranging investments, mortgages and insurance.

You can check this on the FCA's Register by visiting the FCA's website www.FCA.gov.uk/register or by contacting the FCA on 0800 111 6768.

7. What to do if you have a complaint

If you wish to register a complaint, please contact us:

In writing to JP Mortgages Independent Mortgage Brokers 4 The Crescent Adel, Leeds, LS16 6AA or by phone telephone 01132 677391

If you cannot settle your complaint with us, you may be 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.

Please note Consumer Buy to Let advice is not covered by the FSCS

Insurance

For firms declared in default on or after 3rd July 2015

Protection is at 100% where claims:

- a. arise in respect of a liability subject to compulsory insurance : or
 - b. arise in respect of a liability subject to professional indemnity insurance ; or
 - c. arise from the death or incapacity of the policyholder due to injury, sickness, or infirmity.
- Protection is at 90% where claims arise under any other types of policy with no upper limit.

Mortgages

For claims against firms in default from 1st January 2010. Mortgage advising and arranging is covered for 100% of the first £50,000 so the maximum compensation is £50,000 per person per firm (please note the FSCS does not cover business buy to let mortgages)

Further information about compensation scheme arrangements is available from the FSCS Visit www.fscs.org.uk or 0800 678 1100

9. Acceptance

Please sign the Terms of Business to confirm your instructions and return to us either by post to the address in this document or via email to jp.mortgages@btconnect.com.

This will confirm your instructions to us on the basis of the terms provided to you. ***Please note that if you should fail to return our Terms of Business, your continued instructions to us will remain dormant in respect of any fees paid until the return of this document,*** as we will have no acceptance that you have agreed to the terms.

10. Declaration

I/We agree to and confirm receipt of the 'key facts' document relating to mortgage and non- investment services

Client Name (s)	
Date of Issue	
Client Signature (s)	
Date	