

## **Buy to Let Services**

### **The Financial Conduct Authority**

Innovation Financial Management 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](http://www.fca.org.uk/firms/systems-reporting/register). Our Financial Services Register number is 629434.

### **Our Services**

Our Buy to Let mortgage services are limited to advising on first charge mortgage products only. We will consider all lenders we have access to before recommending a suitable mortgage product following an assessment of your personal needs and circumstances. This will include a detailed assessment of affordability.

When selecting a lender we will not consider those that are only available by you going direct to them. A full list of the lenders are shown on the attached list.

#### First Charge only

*Where you are increasing your borrowing or consolidating existing loans you may have the option of;*

- *taking out a further advance with your existing lender*
- *arranging a separate second charge mortgage*
- *borrowing through an unsecured loan.*

*Whilst these may be more appropriate for you, we will not consider the merits of these when making our recommendation to you.*

### **The Costs of our Service**

We charge a fee of £295 for providing advice and submitting your mortgage application. This fee becomes payable on application.

We will receive and retain any commission from the lender when your mortgage completes. This amount will be confirmed by the lender in their disclosure document. 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.

### **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.

### **Our Ethical Policy**

We are committed to providing the highest standard of advice and service possible. The interest of our customers 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;

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- seek your views and perception of our dealings with you to ensure it meets your expectations or to identify any improvements required.

### **Instructions**

We prefer our clients to give us instructions in writing, to aid clarification and avoid future misunderstandings. We will, however, accept oral instructions provided they are confirmed in writing.

### **Complaints**

If you wish to register a complaint, please write to Innovation Financial Management Ltd, 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA or telephone 0191 2843723.

A summary of our internal complaints handling procedures for the reasonable and prompt handling of complaints is available on request and if you cannot settle your complaint with us, you may be entitled to refer it to the Financial Ombudsman Service at [www.financial-ombudsman.org.uk](http://www.financial-ombudsman.org.uk) or by contacting them on 0800 023 4567.

### **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.

Further information about the limits applicable to the different product types is available from the FSCS at <http://www.fscs.org.uk/what-we-cover/products>

### **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.

### **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.

### **Force Majeure**

Innovation Financial Management 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.

### **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 charges for services shall be settled to that date.

**DECLARATION**

This is our standard agreement upon which we intend to rely. For your own benefit and protection you should read the terms carefully before signing. If you do not understand any of these, please ask for further information.

I/We are aware of the costs of the services and agree to the amount and timing of these.

You should seek separate legal and tax advice regarding your responsibilities of owning this type of property. Please note our service does not consider the suitability of you owning a Buy to Let property.

Client Name .....

Client Signature .....

Dated .....

Client Name .....

Client Signature .....

Dated .....



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Innovation Financial Management Ltd trading as Innovate Mortgages and Loans is authorised and regulated by the Financial Conduct Authority. Registered in England, Registered No. 04383252.

**MORTGAGE LENDER LIST**

Accord Mortgages  
Airdrie Savings Bank  
Aldermore Mortgages  
Axis Bank  
Bank of China  
Barclays  
Barnsley BS  
Bath Investment BS  
Beverley BS  
Bluestone  
BM Solutions (Lloyds Bank Group)  
Buckinghamshire BS  
Cambridge BS  
Chorley BS  
Coventry BS  
Coventry BS – Godiva  
Cumberland BS  
Darlington BS  
Dudley BS  
Earl Shilton BS  
Ecology BS  
Family BS  
Fleet Mortgages  
Foundation Home Loans  
Furness BS  
Halifax (Lloyds Bank Group)  
Handelsbanken  
Group)  
Hanley BS  
Harpenden BS  
Hinckley and Rugby  
Hodge  
Holmesdale BS  
Investec Bank  
Ipswich BS  
Kensington  
Kent Reliance  
Keystone  
Landbay  
Leeds BS  
Leek United BS  
LendInvest  
Loughborough BS  
Magellan Homeloans  
Manchester BS  
Mansfield BS  
Marsden BS  
Melton Mowbray BS  
Metro Bank  
Monmouthshire BS  
Mortgage Trust  
New Street  
National Counties BS  
Nationwide BS  
NatWest  
Newcastle BS  
Newbury BS  
Penrith BS  
Nottingham BS  
Paragon  
Pepper Money  
Platform Homeloans  
Precise Mortgages  
Secure Trust  
Principality BS  
Progressive BS  
Saffron BS  
Santander  
Scottish BS  
Scottish Widows Bank (Lloyds Bank  
Skipton BS  
Stafford Railway BS  
The Mortgage Lender  
Swansea BS  
TSB  
Teachers BS  
The Mortgage Works  
Tipton BS  
Together Mortgages and Loans  
Ulster Bank  
Vernon BS  
Vida  
Virgin Money