

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. 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 up to £495 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:

Registered Address 4 Lansdowne Terrace, Gosforth, Newcastle upon Tyne. NE3 1HN.
Tel: 0191 2843723 Email: info@innovatempl.co.uk Web: www.innovatempl.co.uk

- 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.

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, 4 Lansdowne Terrace, Gosforth, Newcastle upon Tyne NE3 1HN 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 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

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
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

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