

## Initial Disclosure Document

Aspect Mortgages Limited is authorised and regulated by the Financial Conduct Authority. Financial Services Register number: 305352. You can check this on the Financial Services Register by visiting the FCA's website [www.fca.org.uk/register](http://www.fca.org.uk/register) or by contacting the FCA on 0800 111 6768. The FCA is the independent watchdog that regulates financial services. Use this disclosure document to decide if our services are right for you. It explains the service we offer and how you will pay for it.

All information we provide will be made clear and accessible to you. You will also be given the choice to receive the information relating to any insurance products in paper format, free of charge. If you would like a paper copy at any time, then please let me know.

**If a Lifetime Mortgage is more suitable for your needs we will refer you to a qualified Lifetime Mortgage Advisor and you will be provided with a separate Initial Disclosure Document that relates only to Lifetime Mortgages**

### 1. Our Identity & Service

Aspect Mortgages, 14-16 St Thomas's Road, Chorley, PR7 1HR

Our service and permitted business include advising and arranging mortgages and insurance products as stated below. Note: Business Buy to Lets are not regulated by the FCA.

#### **Mortgage**

We will advise and make a recommendation to you on Residential Mortgages, Further Advances, Consumer Buy to Let and Business Buy to Lets after we have assessed your needs.

We offer a comprehensive range of mortgages from across the market, but not deals that you can only obtain by going direct to a Lender.

#### **Insurance**

We act as an Independent Intermediary on behalf of our customers. We will advise and make a personal recommendation to you after we have assessed your insurance needs.

We can advise on Life Insurance, Critical Illness Insurance, and Income Protection products from a limited number of Insurers.

### **Alternative Finance Options**

Note: If you are looking to increase your borrowing on an existing mortgage then there are a few options available to you, including:

- ✓ Further advance with your existing Lender.
- ✓ Second charge regulated mortgage.
- ✓ Unsecured lending, such as a personal loan.

There are alternative options available to you so that you can consider them against your personal circumstances. We will provide advice on Further Advances. We will not however provide advice on whether Unsecured Lending or Second Charge is more suitable. We will however refer you to a Broker who can advise on Second Charges.

## 2. Service Costs

### **Mortgages**

- A fee of £395, payable when the mortgage offer is issued for residential mortgage applications
- A fee of £495, payable when the mortgage offer is issued for buy to let mortgage applications
- A fee of £295 will be payable on application for complex cases.

If we charge you a fee, and your mortgage does not go ahead the fee will not be refunded. You will receive either a European Standardised Information Sheet (ESIS) or a Key Facts Illustration+ (KFI+) when considering a particular mortgage which will tell you about any fees relating to it.

### **Insurance**

We do not charge a fee for our service as we are paid commission from the Insurer which is a percentage of the total premium.

You will receive a quotation from us informing you of any other fees relating to the insurance policy

## 3. Complaints

We intend to always provide you with a high level of customer service. If there is an occasion when we do not meet these standards and you wish to register a complaint, please contact us by:

Address: Complaints Department, Aspect Mortgages, 14-16 St Thomas's Road, Chorley, PR7 1HR  
or by phone 01257 812345

If you cannot settle your complaint with us, you may be entitled to refer it to the Financial Ombudsman Service [www.financial-ombudsman.org.uk](http://www.financial-ombudsman.org.uk)

## 4. Financial Services Compensation Scheme

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.

### **Mortgages**

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

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

### **Insurance**

Insurance advising and arranging is covered for 90% of the claim, without any upper limit.

Where the firm has not taken steps and caused a contract not to be effected by an Insurer on a Pure Protection Policy or General Insurance claim arising from the death or incapacity of the policyholder owing to injury, sickness or infirmity, then 100% of the claim is covered.