

TERMS OF BUSINESS [Non- Regulated]

MMG of Park Lodge, Park Road, Cheadle, Cheshire SK8 2AN: Tel No: 08451 181818.

We are independent and will act on your behalf in advising you. We are free to deal with any mortgage lender and will review the market place to identify the most suitable mortgage product for you. We regard you as a Private Client and will act at all times in your best interests.

We offer a full advice and recommendation service in all cases in order that we can make an informed decision with you about the choice of your new mortgage. We will provide an explanation of the main relevant repayment methods available (for example capital and interest or interest only) but if you select a repayment option, which includes a product that is regulated under the Financial Services Authority (FSA), we will put you in touch with an Independent Financial Adviser.

We will be completing a detailed mortgage questionnaire to enable appropriate advice to be given on your mortgage. Once we have made our recommendations to you, we will confirm our advice in writing. You should keep this as it will be an important record of our discussions. Details of the loan will also be confirmed in your lender's formal offer.

Our remuneration is on a fee basis for work undertaken, together with income derived from payments we may receive from the lenders with whom mortgages are placed on your behalf. Our firm's professional fee and basis of our charging will be fully explained and agreed with you at the outset, before beginning any chargeable work and we will provide you with a separate fee agreement, which forms part of this Terms of Business letter. We are also happy to be remunerated by being placed on a retainer, which would also be subject to a separate agreement. If we receive any form of benefit from lenders, or any other third party, we will advise you of that fact and will tell you of the amount involved.

Where, on receipt of instructions from you, a report is prepared and/or work is undertaken, that does not result in completion of any mortgage arrangements, or advice is given but no transaction is arranged on your behalf, fees will be costed on a time-spent basis at a rate agreed with you in writing.

The level of fees vary according to, but not exclusively, such matters as the level of complexity, the expertise and responsibility involved, the time spent, the numbers and importance of the transactions arranged and the level of borrowing involved.

If we become aware that our interests or those of one of our clients conflicts with your interests, we will inform you in writing and obtain your consent before we carry out your instructions.

We will treat all your personal information as private and confidential (even if you are no longer a client) except where we are permitted by Law, or where disclosure is made at your request, or with your consent in relation to arranging your mortgage. You therefore agree that the information we hold about you can be held on computer and/or paper files and may be disclosed to third parties for the purpose of processing your application. You have the right of access under the Data Protection Act 1998 to your personal records held on our files.

If you should have any complaint about the advice or service you receive, please contact the Compliance Officer, either verbally or in writing, at the company's registered address, in the first instance.