

TERMS OF BUSINESS
REGULATED MORTGAGE PRODUCTS

Mortgage Wealth Management Ltd (using the trading name of MMG), of Park Lodge, Park Road, Cheadle, Cheshire SK8 2AN is authorised and regulated by the Financial Services Authority (FSA). Our FSA Register Number is 302065.

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

Details of our regulators, level of independence and service are all outlined within our Initial Disclosure Document.

We will advise and make a recommendation to you in all cases in order that we can make an informed decision with you about the choice of your new mortgage. This will be based on your stated objectives, circumstances and future plans whilst taking into account any restrictions that you wish to place on the type of products you would be willing to consider, unless confirmed to the contrary either verbally or in writing, we will assume that you do not wish to place any restrictions in the advice we give to you.

We will confirm our advice in writing, detailing the rationale behind recommending the mortgage product arranged on your behalf. You should keep this, as it will be an important record of our discussions. Your stated objectives will be reiterated within a suitability letter to you following our recommendation with full details of the mortgage product as covered in the product disclosure information you will have received. This includes but not exclusively, any special risks associated, minimum duration of the product, information on the right to cancel or whether no right to cancel arises, and any other early termination rights or penalties.

Our firm's charging structure and options for our remuneration will be fully explained and agreed with you at the outset, whilst being disclosed within our initial disclosure document, before beginning any chargeable work. We will then 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. The level of fees varies according to, but not exclusively, such matters as the level of complexity, expertise/responsibility involved, time spent, numbers and importance of the transactions and level of borrowing.

Where, on receipt of instructions from you, work is undertaken on your behalf, for which a fee is due, we reserve the right to charge you that fee. This will be costed on a time-spent basis at a rate agreed with you in writing. You or we may terminate our relationship at anytime without penalty subject to the above.

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 to ensure fair treatment.

In certain cases you can exercise the right to cancel, by withdrawing from the contract recommended to you. Please note that in most instances you will not be able to exercise a right to cancel a mortgage contract, unless the contract is concluded at a distance (i.e. no face to face advice), at which point you will have a 14 day cancellation period. If applicable, the cancellation period will begin on the day the contract is concluded or, if later, the day on which you receive the contractual terms and conditions. Instructions for exercising the right to cancel, if applicable, will be contained in the relevant product disclosure information issued to you.

Details of our complaints procedure, Financial Ombudsman Service and the Financial Services Compensation Scheme are all outlined within our Initial Disclosure Document.

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. Also some services are provided to the company by various third parties such as processing business or obtaining regulatory advice and compliance which all warrant the disclosure of more than just your basic contact details. This includes regular regulatory reporting to the FSA. You therefore agree that the personal information we hold about you may be disclosed in accordance with the Data Protection Act 1998 and on a confidential basis to such third parties. You also agree to this information being held on computer and/or paper files and that this information may be transferred electronically.

Any product arranged for you will be kept under review and we may wish to contact you in the future by means of an unsolicited promotion should we wish to discuss the benefits of a product or service which we feel may be of interest to you. You therefore agree that we (or any such third party detailed above for their own respective services) may contact you in future by any means of communication considered appropriate at that time.

I/We confirm that I /we have received both this Terms of Business and the Initial Disclosure Document and that I/we have read and understood them, and therefore agree to the terms outlined.

Name.....Signed.....Date.....

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