



## Combined Initial disclosure document

Heathcote Financial Planning is a trading name of The Mortgage and Protection Partnership Ltd.

Email: [info@heathcotefp.co.uk](mailto:info@heathcotefp.co.uk)

Web: <https://heathcotefp.co.uk/>

Tel: 0333 3356087

You should use the information provided within this document to decide if our services are right for you.

We are authorised and regulated by the Financial Conduct Authority (FCA) and we are a whole of market mortgage broker.

As a firm experienced in providing advice and services to our clients, we look to provide the best service possible to our clients.

If you have any other questions about the services, we have to offer please do not hesitate in contacting me as detailed above.

### 1. INITIAL DISCLOSURE DOCUMENT

This document is designed in accordance with FCA requirements to clearly explain the services you are being offered and how you will pay for it.

### 2. WHOSE PRODUCTS DO WE OFFER

#### Insurance

We offer products from a range of insurers for non-investment insurance products including Life Cover, Critical Illness Cover, Income Protection Insurance, Accident, Sickness and Unemployment Cover, and Family Income Benefit. You can ask us for a list of providers we use and the products we offer.

#### Mortgages – Including Second Charge Mortgages

We offer regulated mortgage contracts that are used for business or non-business purposes from a comprehensive range of first charge mortgages from across the market. However, we are unable to offer some contracts that are only available by going direct to the lender.



Please note that, if you intend to increase your mortgage borrowing, a Further Advance or an Unsecured Loan may be a better option for you, but we do not advise on these options. In such instances you may be better served by going direct to your current provider.

### 3. Which Service will we provide you with?

#### Insurance

Once we have assessed your needs for non-investment assurance products including Life Cover, Critical illness Cover, Accident, Sickness and Unemployment Cover, Income Protection, and Family Income Benefit we will advise and provide you with a personal recommendation. It is important to note we represent you and not the insurer in connection with the services we provide.

#### Mortgages and Second Charges

We offer an 'Advised' Sales service. This means we will provide advice and make a recommendation for you in relation to your specific needs and circumstances in relation to your mortgage and/or second charge.

#### Alternative Finance Options

It is important to note that if we provide services in relation to increasing your borrowing with an existing provider on an existing mortgage property there may be alternative options available to you that may be more appropriate such as a further advance or unsecured lending.

### 4. What you will pay us for our services

#### Insurance

We will not charge you a fee for arranging an insurance policy as we will be paid commission from the provider.

You will receive a quotation which will tell you about any other fees relating to any particular insurance policy.

#### Mortgage and Second Charge

Your Initial Consultation is free and once we have established if we can help you and you decide to proceed, a fee is payable prior to any further action.



Our typical broker fee is £300. However, in complex cases the fee may increase up to a maximum of £1,000. We will inform at outset if we feel we need to increase the typical broker fee.

In the case of a Second Charge, we will charge a typical broker fee of 1% of the total loan value.

On completion of your mortgage we will also be paid a procuration fee from the lender and this will be disclosed to you within the quotation.

As mentioned above, Fees may vary depending on your circumstances, complexity and loan amount. We will discuss this with you prior to you signing our client fee agreement and before a mortgage application is submitted.

## Refund of Fees

If we charge you a broker fee and your mortgage does not complete, you will receive a refund of 1% of the broker fee if the lender rejects your application, 1% if you withdraw your application or no refund if you withdraw your application (amend as necessary).

## 5. Who regulates us?

Heathcote Financial Planning is a trading name of The Mortgage and Protection Partnership Ltd. Registered in England and Wales number: 8734287. We are Authorised & Regulated by the Financial Conduct Authority (FCA) under number 612049. Our Permitted business is the advising and arrange of regulated mortgage contracts and arranging non-investment insurance contracts.

**Please note that the FCA does not regulate certain types of Buy to Let Mortgage and as such will not be covered under the Financial Services Compensation Scheme.**

You can check this on the Financial Services Register by visiting Home ([fca.org.uk](http://fca.org.uk)) or by contacting the FCA on 0800 111 6768.

## 6. What to do if you have a complaint

If you wish to register a complaint please contact us in writing, by email or by phone as shown below:

Heathcote Financial Planning

15 Gloucester Road, Ross on Wye, HR9 5BU

Email: [info@heathcotefp.co.uk](mailto:info@heathcotefp.co.uk)



Web: <https://heathcotefp.co.uk/>

Tel: 0333 3356087

If you cannot settle your complaint with us, you may be entitled to refer it to the Financial Ombudsman Service.

## 7. Are we covered by the Financial Services Compensation Scheme (FSCS)

We are covered by the FSCS and as such 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.

### Insurance

Advice and arranging of insurance products are covered up to 90% of the claim, without upper limit.

### Mortgages

Advising and arranging of Mortgages is covered up to a maximum limit of £85,000

Further information on the compensation scheme arrangements are available from the FSCS at: <http://www.fscs.org.uk/>