



about our mortgage services



Moneyfacts House  
66 – 70 Thorpe Road  
Norwich  
NR1 1BJ

**1. The Financial Services Authority (FSA)**

The FSA is the independent watchdog that regulates financial services. It requires us to give you this document. Use this information to decide if our services are right for you.

**2. Whose mortgages do we offer?**

- We offer mortgages from the whole of market.
- We only offer mortgages from a limited number of lenders
- We only offer a limited range of mortgages from a single lender.

**3. Which service will we provide you with?**

- We will advise and make a recommendation for you after we have assessed your needs
- You will not receive advice or a recommendation from us. We may ask some questions to narrow down the selection of products that we will provide details on. You will then need to make your own choice about how to proceed.

**4. What will you have to pay us for this service?**

- No fee, we will be paid by commission from either the lender or another intermediary firm
- A fee

You will receive a key facts illustration when considering a particular mortgage which will tell you about any fees relating to it.

**5. Who regulates us?**

Moneyfacts.co.uk is a trading name of Moneyfacts.co.uk Limited, Moneyfacts House, 66 – 70 Thorpe Road, Norwich, Norfolk, NR1 1BJ, which is authorised and regulated by the Financial Services Authority. Our FSA Register number is 486048.

Our permitted business is arranging mortgages.

You can check this on the FSA's register by visiting the FSA's website [www.fsa.gov.uk/register/](http://www.fsa.gov.uk/register/) or by contacting the FSA on 0845 606 1234

**6. What to do if you have a complaint?**

If you wish to register a complaint, please contact us:

In writing at Moneyfacts.co.uk, Moneyfacts House, 66 – 70 Thorpe Road, Norwich, NR1 1BJ; or

By phone on 0845 1689700

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. 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.

Mortgage advising and arranging is covered up to a maximum of £50,000. Further information about the compensation scheme arrangements is available from the FSCS.