
INFORMATION ABOUT OUR BUY-TO-LET MORTGAGE SERVICES

Fordyce & Playle Limited
Etico House
Highgate Works
Highgate Green
Forest Row
East Sussex
RH18 5AT

1. Regulatory Position

In most cases, advising on and arranging buy-to-let mortgages is **not** regulated by the Financial Conduct Authority.

Instead, these loans may be governed by the Consumer Credit Act 1974.

However, where you or a close relative intend to occupy the property, the buy-to-let mortgage is likely to be regulated by the Financial Conduct Authority and you will receive a further initial disclosure document 'about our mortgage services' from us.

2. Whose 'Buy to Let' mortgages do we offer?

We can offer mortgage arrangements from a wide range of lenders to meet your needs. Ask us for a list of lenders we offer 'Buy to Let' products from.

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.

Please note that our 'Buy to Let' service is restricted to helping you arrange a suitable mortgage. We will not advise you about whether or not the property you plan to buy and let out to tenants, will turn out to be a sound investment.

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

No fee. We will be paid by commission from the lender.

A flat fee of £200 will become payable at outset. In addition we will retain any commission paid by the lender.

A fee of ½% of the loan (as an example £100,000 mortgage would result in a fee of £500). This is for advice, recommendation & administration and any commission received from the lender will be refunded to you.

A fee of £100 per hour based on any meetings with you and time spent within the office on the administration of your application. Any commission received from the lender will be refunded to you.

A combination of fee and commission (as an example ¼% fee based on the advance i.e. £100,000 advance would result in a £250 fee and commission paid by the lender). The fee is in respect of advice, recommendation and administration.

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

5. Refund of fees

If we charge you a fee, and your mortgage does not go ahead, you will receive:

A full refund of any fee paid by you providing no direct expenses have been paid on your behalf, i.e. arrangement fee or valuation fee etc., paid to the lender for you.

No refund if you decide not to proceed with the buy-to-let mortgage.

6. Who are we?

Fordyce & Playle Limited are Financial Advisers and regulated by the Financial Conduct Authority. Our FSA register number is 624557.

7. What to do if you have a complaint

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

...in writing: Mr G A Playle, Fordyce & Playle Limited, Etico House, Highgate Works,
Highgate Green, Forest Row, East Sussex, RH18 5AT

... by phone: 01342 826741

Our buy-to-let mortgage services are not covered by the Financial Ombudsman Service, except where they are regulated by the FCA (as explained in Section 1 of this document).