

## AMB Financial Ltd Buy to Let Mortgage Service

This document sets out how we will deal with you in the provision of services for your Commercial Buy to Let mortgage. **AMB Financial Ltd** is authorised and regulated by the Financial Conduct Authority (FCA) for mortgage sales. A Commercial Buy to Let mortgage is where the borrower is acting by way of business and is not regulated by the FCA and therefore the provision of our service does not hold this additional level of consumer protection, unlike for residential mortgages.

We will however always act in your best interests when providing you with advice and source lenders from the market that are suitable to the requirements you disclose to us. When the preferred lender has been recommended, we will provide you with information about the product to ensure you understand your responsibilities and commitments to the lender, before proceeding.

Our aim is to provide you with a professional and confidential service that delivers the highest possible standards. However, there may be occasions where you feel this has not been achieved and should you wish to make a complaint about any aspect of the service we provide to you, you can do this by writing to **Ahmed Munir, 2 Isherwood Close, Peterborough, PE1 4EG** or by telephoning us on **01733 719747** where we will try to resolve your concern at the earliest time possible.

### OUR CHARGES

A maximum fee of upto 1% of mortgage loan, half of which is payable on obtaining Decision/Agreement in Principle from lender, and remaining half is payable on issue of mortgage offer. For example on a £100,000 mortgage loan, maximum fee payable will equate to £1000.

The exact fee will be based on your personal circumstances, employment record and credit history. **We will provide you with written confirmation of your exact fee prior to the commencement of any chargeable activity.**

We will receive and retain any commission paid by the lender when your mortgage completes. This amount will be confirmed by the lender in their disclosure document.

### REFUND POLICY

- Half of agreed fee is payable on obtaining Decision/Agreement in Principle from lender. If we have applied/obtained Decision/Agreement in Principle, we do not refund fee.
- Remaining half is payable on issue of mortgage offer. If your mortgage has been offered, we do not refund fee.

**We will provide you with written confirmation of your exact fee prior to the commencement of any above chargeable activity.**

### YOUR CONSENT

**We intend to rely on this document for the services we provide to you and request that you provide your agreement to the 'charges' above. For your own benefit and protection you should read these terms carefully before signing them. If you do not understand any point**

please ask for further information.

**I / We confirm that I / we are acting by way of business in arranging this mortgage.**

**I / We have been made aware that Buy to Let mortgages entered into by the way of business are not regulated as a residential mortgage and therefore does not hold the additional level of consumer protection as for Consumer Buy to Let mortgages.**

**I / We have been made aware that if I am / we are in any doubt as to the consequences of this agreement not being regulated then I / we should seek independent legal advice,**

**You should seek separate legal and tax advice regarding your responsibilities of owning this type of property. Please note our service does not consider the suitability of you purchasing a Buy to Let property for business purposes.**

### **Buy to Let declaration**

I / We confirm that I / we are acting wholly or predominantly for business purposes and a property has been purchased with the sole intention of letting it out.

I / We have been made aware that Buy to Let mortgages entered into by the way of business are not regulated as a residential mortgage and therefore does not hold the additional level of consumer protection as for Consumer Buy to Let mortgages.

I / We have been made aware that if I am / we are in any doubt as to the consequences of this agreement not being regulated then I / we should seek independent legal advice,

I / We confirm that the information I / we have provided above is an accurate reflection of my / our circumstances.

You should seek separate legal and tax advice regarding your responsibilities of owning this type of property. Please note our service does not consider the suitability of you purchasing a Buy to Let property for business purposes.

Client Name(s)		
Signed		
Dated		