

Broker Fee & Commission Disclosure

1. THE FINANCIAL CONDUCT AUTHORITY (FCA)

The FCA is an independent watchdog that regulates financial services. This document is designed to give consumers due consideration before buying certain financial products. Please read this document carefully, it explains the service you are being offered and how you will pay for it. This document is issued in conjunction with Phillips Capital Private Clients Terms of Business. If you have any questions, please ask.

2. WHAT SERVICES DO WE OFFER

Commercial mortgages, Semi Commercial mortgages, Bridging Finance, Unregulated Buy-to-Let mortgages.

We only consider mortgages from a limited number of lenders. These lender's are listed in our Private Clients Terms of Business. We package finance agreements. I.e. Commercial/Semi-Commercial mortgages, Bridging Finance, Buy-to-Lets mortgage contracts. We are providing an Execution-Only service. You will not receive advice or a recommendation from us, for 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. We will not provide you with financial advice under any circumstances. If you are in any doubt regarding advice given by a third-party provider, you should seek independent financial advice. Free sources of debt advice are also available from the Money Advice Service: www.moneyadviceservice.org.uk.

3. THE COST OF OUR SERVICE

Phillips Capital Private Clients will charge a fixed broker fee for arranging a mortgage facility.

Should you instruct us in arranging an unregulated mortgage contract (specified in section 2) we will charge a broker fee of £_____. The broker fee can be paid either on application (i.e. upfront) or it can be added to the total mortgage facility and paid via your contractual monthly repayments. Do note; interest will apply if choosing this latter method of payment.

All unregulated mortgage products will hold additional third-party fee's. Third-party fee scales can be confirmed upon request. You will be fully appraised of any fees payable as well as associated terms and conditions in good time before the application is submitted, to provide enough time to enable you to make an informed decision. Our broker fee becomes due on full submission of your application.

Refund of fees

If you have opted to attach your broker fee to the loan facility, your fee is paid to us directly from the lender upon completion of your application. Should you decide to cancel your application post submission, you agree to pay us 35% of the agreed broker fee for time invested and costs incurred.

If you have opted to pay your fee upfront, and your mortgage does not go ahead for reasons of out of your control or Force Majeure, you may receive a goodwill refund of up to 75%. Should you decide to cancel your application, we may at our discretion provide a maximum refund of 50%. All refunds are at the discretion of the CEO. All fees post-completion are non-refundable.

4. DECLARATION & CLIENT CONSENT

Phillips Capital Ltd t/a Phillips Capital Private Clients is authorised and regulated by the Financial Conduct Authority. Credit brokering. Our Financial Services Register number is 812541.

Our permitted business is packaging non-regulated mortgages, such as Commercial/Semi-Commercial mortgages & Loans, Bridging Finance, Business finance and unregulated Buy-to-Let mortgages.

You can check our status on the Financial Services Register by visiting the FCA's website: www.fca.org.uk/firms/systems-reporting/register or by contacting the FCA on 0800 111 6768.

We will receive a commission from the lender of _____ of the loan advance, post completion. This is of no additional cost to you.

SECURITY ADDRESS(ES):

SECURITY TYPE: Commercial | Semi-Commercial | Buy-to-Let | Holiday Home/Let | Residential Business loan | Other

PLEASE THINK CAREFULLY BEFORE SECURING DEBTS AGAINST YOUR PROPERTY. YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED AGAINST IT.

☐ I/We wish to pay the £_____ broker fee on submission of the application (i.e. Upfront and non-interest bearing.) In the event I/we decide not to avail of the funds, I/we agree that Phillips Capital Private Clients will retain 35% for time invested, as declared in subsection 3 above.

☐ I/We wish to add the £_____ broker fee to the mortgage facility. By doing so, I/we understand this will increase the total amount borrowed and interest will be applicable on the total (gross) mortgage facility.

Applicant 1

Applicant 2

Print

Signature

Date