



## Broker Fee 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. OUR SERVICE

**Residential Mortgages Contracts, Second & Third Charge Mortgage, Contracts Regulated Bridging Finance, Hire Purchase and Credit loans.**

We only consider mortgages from a limited panel of brokers. These Brokers will have access to whole of market lenders.

We package unregulated finance agreements. I.e. Commercial/Semi-Commercial mortgages & loans, Bridging Finance, Buy-to-Lets

We are providing an execution and assisting only service. You will not receive advice or a recommendation from us, for we may ask some questions to narrow down the selection of Brokers that we will introduce you to in order to source the appropriate facility and provide all relevant advice as per FCA guidelines. We will work with said Broker to review and ensure your application is packaged and presented in the best light. We will not provide you with financial advice under any circumstances. As we do not offer financial advice, all residential mortgage products are advised on via a third-party Broker. There may be a third-party advice fee. 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](http://www.moneyadviceservice.org.uk).

### 3. THE COST OF OUR SERVICE

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

Should you instruct us in arranging a regulated mortgage or loan contract (specified in section 2) we will charge a broker fee of £1,200.00

The broker fee becomes due and payable on receipt of the Acceptance in Principle (AIP)/Credit Agreement or (at the discretion of our CEO) the Binding Mortgage Offer (BMO). Some 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.

We may receive a commission percentage from the third-party Broker from their procurement fee paid to them by the lender for completing your application. This is at no additional cost to yourself.

#### Refund of fees

All fees outlined are due on receipt of the AIP or Credit Agreement once issued by the lender. If your application is declined by the lender for reasons not within your control or Force Majeure, as per the Section 155 of the Consumer Credit Act 1974, a refund of £1,195 can be issued on request unless the agreement is cancelled under Section 69(1) [Cancellation during the cooling-off period] or becomes subject to Section 69(2) [agreements that are void or unenforceable]. Fees are non-refundable should you decide to cancel your application post acceptance of the contract.

### 4. DECLARATION & CLIENT CONSENT

Phillips Capital Ltd t/a Phillips Capital is authorised and regulated by the Financial Conduct Authority. Credit brokering. Our Financial Services Register number is 812541. You can check our status on the Financial Services Register by visiting the FCA's website: [www.fca.org.uk/firms/systems-reporting/register](http://www.fca.org.uk/firms/systems-reporting/register) or by contacting the FCA on 0800 111 6768.

**SECURITY ADDRESS(ES):** \_\_\_\_\_

**SECURITY TYPE:** Residential

**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 confirm the £1,200.00 broker fee will be paid In full on receipt of the AIP (i.e. upfront and non-interest bearing).

	Applicant 1	Applicant 2
Print	<input type="text"/>	<input type="text"/>
Signature	<input type="text"/>	<input type="text"/>
Date	<input type="text"/>	<input type="text"/>

#### Phillips Capital Private Clients

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Phillips Capital Limited is authorised and regulated by the Financial Conduct Authority (FCA). FRN: 812541.

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