

Combined Initial disclosure document for:

Somerset Mortgage Brokers Ltd

1 The Orchids
St Christopher's Way
Burnham-on-Sea
Somerset
TA8 2NU

You should use the information provided within this document to decide if our services are right for you.

Whose products do we offer?

Mortgages

We offer products in the following 'relevant market':

- Regulated mortgage contracts that are used for a non-business purpose.
- We offer a comprehensive range of first charge mortgages from across the market, but not deals that you can only obtain by going direct to a lender
- Please refer to the attached document for a full list of the lenders whose mortgages we offer.

Please note that, where you are increasing your mortgage borrowing although we do not advise on the following finance options these may be available to you and be more appropriate:-

- A second charge mortgage
- An unsecured loan

Insurance

We offer products from a range of insurers for all non-investment insurance products

Ask us for a list of the products we offer

Which service(s) do we offer?

Mortgages

We offer an 'advised' sales service

This means we will provide advice and make a recommendation for you after we have assessed your specific needs and circumstances.

Insurance

You will not receive advice or recommendation from us for non-investment insurance products

What you will have to pay us for this service?

Mortgages

Advised sales

A fee of £500 will become payable on issue of the mortgage offer. In addition, we will retain any procurement fee paid by the lender.

OR

A fee in relation to advice, research and administration to a maximum of £500

We will tell you how much the maximum fee will be before you apply for a mortgage, but you may ask for this information earlier.

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

You also have the right to request an illustration/ESIS for any mortgage we offer.

Insurance

No fee will be charged. We will be paid by commission from the provider.

You will receive a quotation which will tell you about any other fees relating to a particular insurance policy

Refund of fees

Mortgages

No refund.

Insurance

No refund as no fee will be charged.

Who regulates us?

We are authorised and regulated by the Financial Conduct Authority (FCA). Our Financial Services Register number is 302825

Our permitted business is:

- Advising on regulated mortgage contracts;
- Arranging (bringing about) regulated mortgage contracts; and
- Making arrangements with a view to regulated mortgage contracts
- Debt Counselling

You can check this on the Financial Services Register by visiting the FCA's website <http://www.fsa.gov.uk/register/home.do> or by contacting the FCA on 0800 111 6768 (freephone) from 8am and 6pm, Monday to Friday (except public holidays) and 9am to 1pm, Saturdays.

What to do if you have a complaint

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

.....in writing Helen Baskwill, 1 The Orchids, Burnham-on-sea, Somerset, TA8 2NU

.....by phone 01278 787665

If you cannot settle your complaint with us, you may be entitled to refer it to the Financial Ombudsman Service.

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 will depend on the type of business and the circumstances of the claim.

INSURANCE

Long term insurance benefits (e.g. Life Assurance)

The maximum level of compensation for claims against firms declared in default is 100% of the claim with no upper limit.

General Insurance

General insurance advice and arranging is covered for 90% of the claim with no upper limit.

Protection is at 100% where claims arise in respect of compulsory insurance (e.g. employer's liability insurance), professional indemnity insurance and certain claims for injury, sickness or infirmity of the policyholder.

Protection is at 90% where claims arise under other types of policy with no upper limit.

MORTGAGES

Mortgage advising and arranging is covered up to a maximum limit of £50,000.

Further information about compensation scheme arrangements is available from the FSCS.