



INFORMATION ABOUT THE SERVICES WE PROVIDE AND INITIAL DISCLOSURE DOCUMENT

FRESH MONEY LIMITED

Blackpool Enterprise Centre, 291-305 Lytham Road, Blackpool, Lancashire, FY4 1EW.

Authorised and regulated by the Financial Conduct Authority, Firm Reference Number 845981.

Fresh Money Limited is registered in England and Wales under company number 10749439.

This document sets out the services we provide. It is important that you understand the information offered, so please inform us if you would like us to explain any point further. Please call Fresh Money if you have any questions on 01253 313936.

Services we Provide

Once we have assessed your needs, we will give you advice and make a recommendation in the following areas:-

Mortgages	We offer an unrestricted range of first charge mortgages. We do not offer mortgage deals which are only available direct from the lender.
Secured Loans	We offer secured loans (also known as second charge mortgages) from a representative panel of specialist lenders.
Bridging Finance	We offer bridging finance from a representative panel of specialist lenders.
Protection	We offer products from a carefully selected number of insurers to provide a fair analysis of the market for Income Protection, Critical Illness and Life Assurance.

We will be providing you with sufficient information in relation to the Mortgage, Secured Loan, Bridging Finance or Protection we offer you in order for you to make an informed borrowing decision, but if you are in any doubt, you should seek independent financial advice. Free sources of debt advice are available from the Money Advice Service www.moneyadviceservice.org.uk

The Cost of our Services

This is how we are paid for our services:-

Mortgages	A broker fee may be payable up to a maximum of £495. You will be made aware of any fees payable. We may also receive a commission from the lender.
Secured Loans	A broker fee may be payable up to a maximum* of £1,000. You will be made aware of any fees payable. We may also receive a commission from the lender.
Bridging Finance	A broker fee may be payable up to a maximum* of £1,000. You will be made aware of any fees payable. We may also receive a commission from the lender.
Protection	We will charge no fee but may receive a commission from the insurer.

*Additional fees are chargeable if a full property valuation is required and you do not want to pay for them directly. We can agree to incur the cost of the valuation and then add this onto the broker fee. Whenever additional fees are chargeable, we will disclose and agree the amount prior to proceeding with the application.



The Mortgage Offer

Your Mortgage Offer will be set out in your Mortgage Agreement and is based on you providing accurate and complete information. Changes to any of the information provided, including the valuation report, could alter the Mortgage being offered.

You will also receive an Illustration (ESIS) that shows the key features of the Mortgage being offered to you, including the term, interest rate, repayments and total amount payable as well as details of the lender. The Illustration (ESIS) is an important document and you need to read its contents carefully.

Cancellation Rights

Once completed, a Mortgage cannot be cancelled. However, you can cancel at any point up to completion and you will have sufficient time to consider your decision. There will be no charge payable by you where you cancel your application before completion.

Arrears / Missing Payments

It is important to maintain repayments on your Mortgage, on time and in full. The consequences of missing payments or underpaying are explained in the Mortgage Agreement and can include default charges and, in extreme circumstances, repossession of your property. This can also affect your credit rating and your ability to obtain credit in the future.

Risk Warnings

You may be using your First Charge Mortgage, Secured Loan or Bridging Finance to pay off other debts, including some unsecured credit. The repayments on your new loan may be lower than the combined monthly repayments on your other debts, but over a longer term you could end up paying more interest overall. Think carefully before securing a loan against your home. It is important to note the difference between secured and unsecured credit; your home may be repossessed if you do not keep up repayments on a Mortgage.

We do give advice on protection insurance products. Remember, you will still have to pay your Mortgage if you lose your job or if illness prevents you from working. You should consider the affordability of your Mortgage if your income falls and protecting yourself against unforeseen circumstances.

Complaints

If you wish to register a complaint, please contact us in writing at Fresh Money Ltd, Blackpool Business Centre, 291-305 Lytham Road, Blackpool, Lancashire, FY4 1EW or by telephone on 01253 313936.

A summary of our internal complaints handling procedures for the reasonable and prompt handling of complaints is available on request and if you cannot settle your complaint with us, you may be entitled to refer it to the Financial Ombudsman Service at www.financial-ombudsman.org.uk or by contacting them on 0800 0234567.