

Initial disclosure document for:

MORTGAGE INFORMATION CENTER LTD

52 QUARRY STREET, HAMILTON ML37AU

01698 283301

mortgagesnews@yahoo.co.uk

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

Whose mortgage products do we offer?

We offer products in the following 'relevant market(s)':

- Regulated mortgage contracts that are used for a non-business purpose.
- We offer a comprehensive range of mortgages from across the market, but not deals that you can only obtain by going direct to a lender

Which service(s) do we offer?

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.

We also offer an 'execution only' service.

If you choose this service you will not receive any advice or any recommendations from us.

For regulatory reasons we are not permitted to offer this service to all customers. Please ask me for further details.

What you will have to pay us for this service?

Advised sales

A flat fee of £295.00 will become payable for all mortgages when the mortgage is offered. Plus we will be paid commission from the lender

OR

A flat fee of £495.00 will become payable at outset. We will refund any commission we receive from the lender to you.

Execution only service

No Fee. We will be paid by commission from the lender if your mortgage is under £100,000.00

OR

A flat fee of £195 will become payable when we act on your specific instructions, plus we will receive commission from the lender

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V3 - 04.03.14

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

You will receive a key facts illustration 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 for any mortgage we offer.

Refund of fees

Once your mortgage application has been submitted, if the lender rejects your mortgage application, you will receive a full refund from us. As we will not charge you a fee until we achieve for you a offer of loan, it will be unlikely that we will have to refund you a fee.

Who regulates us?

We are authorised and regulated by the Financial Conduct Authority (FCA). Our Financial Services Register number is 300913

Our permitted business is: 52 Quarry Street Hamilton ML3 7AU

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.

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What to do if you have a complaint

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

.....in writing Rob Robertson
52 Quarry Street Hamilton ML37AU
mortgagesnews@yahoo.co.uk

.....by phone 01698283301

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.

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.