



## about our equity release services

**Monopoly Financial Mortgages**  
**8 Bushey Hall Road Watford Hertfordshire WD23 2EA**

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### 1. The Financial Services Authority (FSA)

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The FSA is the independent watchdog that regulates financial services. It requires us to give you this document. Use this information to decide if our services are right for you.

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### 2. Whose products do we offer?

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- We offer lifetime mortgages from the whole market.
- We only offer lifetime mortgages from a limited number of companies.
- We only offer lifetime mortgages from a single company.
- We do not offer home reversion plans.

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### 3. Which service will we provide you with?

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- We will advise and make a recommendation for you on lifetime mortgages after we have assessed your needs.
- You will not receive advice or a recommendation from us. We may ask some questions to narrow down the selection of lifetime mortgages that we will provide details on. You will then need to make your own choice about how to proceed.

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### 4. What will you have to pay us for our services?

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- No fee. We will be paid by commission from the company that lends you money.
- A fee of £100 for arranging the mortgage payable at the outset and a standard fee of 1% of the loan amount payable on confirmation of the mortgage offer, for example if you take out a loan of £100,000 you will need to pay £1000 in total. We may also be paid a procurement fee from the lender.

You will receive a key facts illustration when considering a particular equity release product, which will tell you about any fees relating to it.

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### 5. Refund of fees

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If we charge you a fee, and your equity release sale does not go ahead, you will receive:

- A full refund if the lender rejects your application

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### 6. Who regulates us?

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**Monopoly Financial Mortgages**, is an Appointed Representative of Monopoly Financial Consultants Limited which is authorised and regulated by the Financial Services Authority. **Monopoly Financial Consultants Limited of 8 Bushey Hall Road Watford Herts WD23 2EA**FSA Register number is 227035.

Our permitted business is advising on and arranging Mortgages and Equity Release.

You can check this on the FSA's Register by visiting the FSA's website [www.fsa.gov.uk/register](http://www.fsa.gov.uk/register) or by contacting the FSA on 0845 606 1234.

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## **7. What to do if you have a complaint**

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

....in writing to **Monopoly Financial Consultants Limited of 8 Bushey Hall Road Watford  
Herts WD23 2EA**

....by phone on **01923 223330**

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

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## **8. Are we covered by the Financial Services Compensation Scheme (FSCS)?**

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We are covered by the FSCS. You may be entitled to compensation from the scheme if we cannot meet our obligations. This depends on the type of business and the circumstances of the claim.

Equity release advising and arranging is covered for 100% of the first £30,000 and 90% of the next £20,000 so the maximum compensation is £48,000.

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

**Message from the Financial Services Authority.**

**Think carefully about this information before deciding whether you want to go ahead.**

**If you are at all unsure about which equity release transaction is right for you, you should ask your adviser to make a recommendation.**