

keyfacts[®] about our mortgage services

Motts Mortgages
Times House, Plassey Street, Penarth, CF64 1ET

1.	The Financial Services Authority (FSA)
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.	

2.	Whose mortgages do we offer?
✓	We offer mortgages from the whole market.
	We only offer mortgages from a limited number of lenders.
	We only offer mortgages from a single lender.

3.	Which service will we provide you with?
✓	We will advise and make a recommendation for you 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 products that we will provide details on. You will then need to make your own choice about how to proceed.

4.	What will you have to pay us for this service?
	No fee - We will be paid commission by the lender.
	A fee of 1.00% of the loan amount, payable upfront with any commission received from the lender rebated back to you. So for a mortgage of £100,000 we would receive a fee of £1000 upfront from you.
	A fee of £295.00 payable, with £75 being payable upfront, the rest being payable on mortgage completion. We will also be paid commission by the lender.

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

5.	Refund of fees
If we charge you a fee, and your mortgage does not go ahead, you will receive:	
✓	A full refund.
	No refund

6.	Who regulates us?
Motts Mortgages is an appointed representative of Sesame Limited, Oasis Park, Stanton Harcourt Road, Eynsham, Witney, Oxon OX29 4AE which is authorised and regulated by the Financial Services Authority. Sesame Limited's FSA Register number is 150427.	
You can check this on the FSA's Register by visiting the FSA's website www.fsa.gov.uk/register or by contacting the FSA on 0845 606 1234.	

7. What to do if you have a complaint

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

... **in writing** Write to The Disputes Team, Sesame Limited, Independence House, Holly Bank Road, Huddersfield HD3 3HN.

... **by phone** Telephone 01484 422224.

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

8. 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 depends on the type of business and the circumstances of the claim.

Mortgage 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.