



about our lifetime mortgage (and home reversion scheme) services

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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 Products Do We Offer?

- We offer mortgages from the whole market.
- We only offer mortgages from a limited number of lenders. Ask us for a list of the lenders we offer mortgages from.
- We only offer a limited range of mortgages from a single lender.

3. Which Service We Will 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 You Will Have To Pay Us For This Service?

- No fee (we will be paid by commission from the company).
- An hourly rate of £195 for the work we do until completion of your lifetime mortgage (or home reversion scheme). We anticipate that we will spend a maximum of 10 hours on your file and therefore the total fee should not exceed £1,950. Any commission payable from the lender will be rebated to you by deducting the amount we receive from our fee.

You will receive a Key Facts illustration when considering a particular lifetime mortgage (or further information about a particular home reversion scheme), which will tell you about any fees relating to it.

5. Refund of Fees

- As our charge for this service is based on an hourly rate, we will invoice you for the time we have spent on your file regardless of the outcome of your lifetime mortgage (or home reversion scheme).
- As we do not charge upfront fees, there will be no refund if you decide not to proceed with an application for a lifetime mortgage (or home reversion scheme).

6. Who Regulates Us

Herbert Scott IFA Limited is authorised and regulated by the Financial Services Authority.

Our FSA Register number is 179810.

Our permitted business is advising on and arranging life assurance, pensions, investments, regulated mortgages and general insurance business.

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 Complaints Department, Herbert Scott IFA Ltd, St Anne's House, 111 High Street, Lewes BN7 1XY

By Phone 01273 407 500

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 £50,000 so the maximum compensation is £50,000.

Further information about the 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 at all unsure about which lifetime mortgage or home reversion scheme is right for you, you should ask your adviser to make a recommendation.

Please remember that home reversion schemes are not regulated by the FSA.