
Mortgage Terms of Business

Who Regulates Us?

The Financial Conduct Authority is the independent watchdog that regulates financial services. You need to read this important document. It explains the service you are being offered and how you will pay for it. Please use the information in this document to decide if our services are right for you.

The North East Mortgage Centre Ltd is an Appointed Representative of Mortgage Support Network Ltd which is authorised and regulated by the Financial Conduct Authority.

Please note for Buy to Let Business.

The FCA does not regulate BTL mortgage sales unless the home is to be used by the borrower or a member of his immediate family. This will also mean that you will not be able to take your complaint to the Financial Ombudsman Service. In addition, you will not be able to seek redress from the Financial Services Compensation Scheme. Please note that Consumer Buy to Lets are regulated transactions.

Whose mortgages do we offer?

We give whole of market advice for first charge mortgages for both business and non-business purposes but not deals that you can only obtain by going direct to a Lender. We do not give advice on second charge mortgages but can refer you to our preferred Master Broker. A list of the first charge mortgage lenders we use is attached. We can provide details of commission payments for each Lender on request.

Which Service will we provide you with?

We will advise and make a recommendation for you after we have assessed your needs and you have provided any requested supporting documentation.

Alternative Finance options.

If you are looking to increase borrowing you should be aware that alternative finance options are available such as a further advance from the existing Lender, a second charge mortgage, credit cards and personal loans. We do not give advice and cannot comment on the suitability of these alternative finance options with the exception of a further advance with a first charge lender.

How are we paid?

We will charge you a fee on completion, the fee will be set out in writing in our mortgage fee agreement document. We will also be paid a commission from the Lender.

Examples of our standard fees are:

Re-mortgages:

Mortgages up to £75,000.00	£695
Mortgage between £75,001.00 and £100,000.00	£650
Mortgage between £100,001.00 and £125,000.00	£625
Mortgage between £125,001.00 and £150,000.00	£595
Mortgage between £150,001.00 and £200,000.00	£550
Mortgage between £200,001.00 and £250,000.00	£495
Mortgage over £250,001.00	£395

We will also charge you a mortgage commitment fee of £95.00 regardless of the mortgage amount. This will be payable before the application is submitted to the lender and is non-refundable.

PLEASE NOTE:

After our initial assessment of your requirements and circumstances, we may assess your application as specialised as such the above standard fees will be replaced by the following:

A non-refundable up front commitment fee will be payable of £295.00 This will be payable before the application is submitted to the lender and is non-refundable.

Specialised areas are as follows:

You are borrowing in to retirement, you are conducting a transfer of equity, you require an interest only mortgage, you are consolidating debt; you are purchasing a second home, you have an element of impaired credit (Defined as: Late payments, Defaults, CCJ's, DMP, IVA or Bankruptcy), you are conducting a Right to buy purchase or Right to buy re-mortgage within the pre-emption period, your case has to be submitted as a paper based application.

What do you do if you have a complaint?

If you wish to register a complaint, please contact us

In writing at:

The North East Mortgage Centre Ltd, Suite 20, The Springboard Centre Ellebeck Way, Stokesley TS9 5JZ

By telephone 01642 715 353 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 depends 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.

Data Protection Act 1998

We will treat all your personal information as private and confidential. You have the right of access to information we hold about you on our records (an administration fee may be charged for copies of this information). If there is anything incorrect or inaccurate you have the right to have it amended. You consent to the data being checked and / or disclosed to the regulatory authorities as part of compliance monitoring activities.

I/we also understand that you will maintain contact by means of a regular communication programme and that any information that I/we provide may be used to inform me/us about products and services offered by The North East Mortgage Centre Ltd or Mortgage Support Network Ltd.

I/we confirm that I/we have received the adviser's business card and list of Lenders. The fee structure, range of products and alternative finance options have been explained to us verbally.

Please take this as my/our absolute authority to contact me/us and keep me/us advised as to my/our mortgage arrangements.

I/We agree to pay the fee as outlined above.

Client Name: _____

Signature: _____ Date: ____/____/____

Client Name: _____

Signature: _____ Date: ____/____/____

ABC International Bank plc	Earl Shilton B.Soc	Metro Bank PLC
Accord	Ecology B.Soc	Monmouthshire
Adam & Company plc	EFG Private Bank Ltd	Mortgage Trust
Ahli United Bank (UK) plc	Fleet Mortgages	N+P
Aldermore Bank plc	Furness B.Soc	National Bank of Kuwait plc
Alpha Bank London Ltd	Halifax	National Counties
Arbuthnot Latham & Co Ltd	Handelsbanken	Nationwide B.Soc
Axis Bank UK Ltd	Hanley Economic	NatWest Exclusive
Bank of China (UK)	Harpenden Building Society	NatWest Intermediary
Bank of Ireland UK	Hinckley + Rugby BS	Natwest International
Bank of London & Middle East plc	Holmesdale B.Soc	Newbury B.Soc
Bank of Scotland (Scotland only)	Investec Bank plc	Newcastle
Barclays	Ipswich B.Soc	Nottingham
Barclays Wealth International	Islamic Bank of Britain plc	Paragon
Barnsley	Julian Hodge Bank Ltd	Penrith
Bath B.Soc	Kensington	Pepper Homeloans
Beverley B.Soc	Kent Reliance	Platform
Blemain Finance	L + G - Fleet Mtgs	Post Office
Bluestone Mortgages	L + G AR's - Halifax	Precise Mortgages
BM Solutions	L + G Club - Hanley	Principality
Brown Shipley & Co Ltd	L + G Club - Ken	Progressive B.Soc.
Buckinghamshire B.Soc	L + G Club - Leeds	QNB
Buildloan - Chorley	L + G Club - Leek	Saffron B.Society
Buildloan - Furness	L + G Club - Precise	Santander
Buildloan - MMBS	L + G Club - Skipton	Scottish B.Soc
Buildloan - Penrith	L + G Club - Tipton	Scottish Widows Bank
Buildloan-Dudley BS	L + G Club-Cambridge	Skipton B.Soc
Buildloan-Hanley Ec	L + G Club-Newcastle	Skipton International
Buildloan - Holmedale	L + G Club - Platform	Shawbrook Bank
Buildloan-Mansfield	L + G Club-Santander	Stafford Railway BS
Buildloan-Newcastle	L + G Club-Teachers	Teachers B Society
Butterfield Bank (UK) Ltd	L + G Rest Exc - PO	The Mortgage Works
Cambridge BS	L+G Rest Exc - BMS	Tipton + Coseley
Chelsea B.Soc	L+G Rest Exc-Halifax	TSB - Intermediaries
Cheshire B.Soc	Lancashire Mortgage Corp	Ulster Bank Ltd
C Hoare & Co	Leeds B Society	United Trust Bank Ltd
Chorley B.Soc	Leek United BS	Virgin Money
Close Brothers Ltd	Lloyds Bank	Vernon BS
Clydesdale Bank PLC	Loughborough B.S.	
Coutts Private Bank	Magellan Homeloans	
Coventry	Manchester B.Soc	
Coventry B.Soc/Godiva	Mansfield B.Soc	
Credit Suisse (UK) Ltd	Market Harborough B/Society	
Danske Bank	Marsden	
Darlington	MBS Lending LTD	
Dudley B.Soc	Melton Mowbray	