

# Information about our Consumer Buy-to-Let Mortgage Services

Best 4 U Mortgages  
2 Church Walk  
Kettering  
Northants  
NN16 0DJ

01536 411144

## 1. The Financial Conduct Authority (FCA)

The FCA is the independent watchdog that regulates financial services. This document has been designed by the FCA to be given to consumers considering buying certain financial products. You need to read this important document. It explains the service you are being offered and how you will pay for it.

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## 2. Whose buy-to-let mortgage products do we offer

### Consumer Buy-to-Let Mortgages

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

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

### Consumer Buy-to-Let Mortgages

We will advise and make a recommendation for you on consumer buy-to-let mortgages after we have assessed your needs and circumstances.

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

- ✓ A total fee of £597 consisting of £97 at 1<sup>st</sup> consultation, and £250 upfront with the application and £250 when you complete the mortgage. We will also be paid commission from the lender.

You will receive a key facts illustration when considering a mortgage which will tell you about any fees relating to it. At this point you may also request an illustration for any regulated mortgage contract we are able to offer you.

### Refund of fees

If we charge you a fee, and your buy-to-let mortgage does not go ahead, you will receive:

- ✓ No refund
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## 5. Who are we?

Best 4 U Mortgages Ltd arranges Consumer Buy-to-Let mortgages as an appointed representative of Wyse Services Limited, Tickford House, Silver Street, Newport Pagnell, MK16 0EX which is authorised and regulated by the Financial Conduct Authority. Wyse Services Limited FCA registration number is 492460.

Wyse Services Limited permitted business is advising on and/or arranging non-investment insurance contracts, regulated mortgage contracts and consumer buy-to-let mortgages.

Wyse Services Limited is responsible for your Advisers activities in advising on and/or arranging regulated consumer buy-to-let mortgages.

You can check this on the FCA Financial Services Register by visiting their website [www.fca.org.uk](http://www.fca.org.uk) or by contacting the FCA on 0800 1116768.

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

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

...in writing: Write to Wyse Services Limited, Tickford House, Silver Street, Newport Pagnell, MK16 0EX

...by phone: 01908 618277

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

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## **7. 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.

**Mortgages** – 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.

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## **Privacy Notice**

Your personal information will be held by us and for the purposes of compliance your information will also be shared with our Principal Wyse Services Ltd.

We will collect information about you from a number of sources including, information given to us on application or fact find forms when you talk to us face to face, over the phone or through another device you might use.

We may be required by law, or as a consequence of any contractual relationship we have with you, to collect certain personal information in order to administer the service you have applied for and share this information with third parties such as lenders or insurance companies. The processing of this information is necessary for the performance of a contract you may enter into with a third party.

We use your personal information to provide products and services and manage your relationship with us and comply with any laws or regulations we may be subject to (for example, the laws that prevent financial crime or the regulatory requirements governing the products we offer).

We will also use your personal information for other purposes including improving our services, exercising our rights in relation to agreements and contracts and identifying products and services that may be of interest to you. We or Wyse Services Ltd may contact you by post, telephone, fax, email or other reasonable method to give you further details, so that you can make an informed choice.

You are of course, under no obligation to apply for or receive any of the services or products offered. The law gives you a number of rights in relation to your personal information including rights of access to the personal information we have about you and the right to receive any personal information we have collected about you in an easily re-usable format. The right to get us to correct any personal information that is wrong or incomplete. In certain circumstances, the right to ask us to stop using or delete your personal information.

If you have any questions or require more information about how we use your personal information, or require a copy of our full Privacy Policy, or if you prefer not to receive our services, then please call or write to the Data Protection Officer at the above address providing your full name and address.