

SCOTT-MONCRIEFF MORTGAGES LTD

Glasgow Office: 25 Bothwell Street G2 6NL Telephone: 0141 567 4550 Fax: 0141 567 4595
Edinburgh Office: 17 Melville Street EH3 7PH Telephone: 0131 473 3550 Fax: 0131 473 3595

Last Updated 1st June 2008

The Financial Services Authority (FSA)

The FSA is the independent watchdog that regulates financial services. This document is designed by the FSA to be given to consumers considering taking advice on certain financial products. Use this information to decide if our services are right for you.

Whose products do we offer?

Insurance

✓	We offer products from a range of insurers for Life Assurance, Critical Illness, Permanent Health, Family Income Benefit, Buildings and Contents, Accident, Sickness and Unemployment.
	We only offer products from a limited number of insurers.
	We only offer products from a single insurer.

Mortgages

✓	We offer mortgages from the whole of market although there may be certain lenders whose products are not available to us.
	We only offer mortgages from a limited number of lenders.
	We only offer mortgages from a single lender.

Which service will we provide you with?

Insurance

✓	We will advise and make recommendations for you, after we have assessed your needs for life assurance, critical illness, permanent health insurance, family income benefit, buildings & contents and accident, sickness & unemployment.
	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 on how to proceed.

Mortgages

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What will you have to pay us for our services?

Insurance

	A fee
✓	No fee we will receive commission from the provider for Life Assurance, Critical Illness, Permanent Health, Family Income Benefit, Buildings & Contents and Accident Sickness & Unemployment.

Mortgages

	No Fee. We will be paid by commission from the lender.
✓	To provide our high quality mortgage service we have a minimum engagement fee of £500 for arranging your loan. If the commission received from the lender does not cover this amount then we will charge a fee to make up the difference. For example if the commission from the lender amounts to £350 then we will charge a fee of £150. We will advise you at the outset approximately what fee, if any you are likely to have to pay.

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

Refund of fees

If we charge you a fee and your mortgage or home reversion scheme does not go ahead you will receive

✓	No refund in any circumstances.
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Who regulates us?

Scott-Moncrieff Mortgages Limited, FSA register number is 483457, is an appointed representative of Scott-Moncrieff Wealth Management Limited which is authorised and regulated by the Financial Services Authority. Scott-Moncrieff Wealth Management Limited's FSA register number is 142614.

Our permitted activities are advising and arranging life assurance, general insurance and mortgage contracts.

You can check this on the FSA Register by visiting their website www.fsa.gov.uk/register or by contacting the FSA on **0845 606 1234**.

What to do if you have a complaint

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

In writing: Compliance Officer, Scott-Moncrieff Mortgages Ltd, 25 Bothwell Street, Glasgow G2 6NL.

By telephone: 0141 567 4550 between the hours of 9am to 5pm, Monday to Friday.

By e-mail: mortgages@scott-moncrieff.com

If you are unable to settle your complaint with us, you may be entitled to refer the matter 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.

Insurance	Insurance advising and arranging is covered for 100% of the first £2,000 and 90% of the remainder of the claim, without any upper limit.
Mortgages	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.