



## about our services and costs

Westex Mortgage Solutions 25 Okehampton Street, Exeter, Devon, EX4 1DY  
Ltd

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### 1. The Financial Services Authority (FSA)

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The FSA is the independent watchdog that regulates financial services. This document has been designed by the FSA 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 products do we offer?

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#### Insurance

- We offer products from a range of insurers for Term Assurance, Mortgage Protection Insurance, Critical Illness Insurance, Income Protection Insurance, Buildings Insurance, Contents Insurance, Accident Sickness and Unemployment Insurance.
- 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 market.
- We only offer mortgages from a limited number of lenders.
- We only offer mortgages from a single lender.

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

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#### Insurance

- We will advise and make a recommendation for you after we have assessed your needs for Term Assurance, Mortgage Protection Insurance, Critical Illness Insurance, Income Protection Insurance, Buildings Insurance, Contents Insurance, Accident Sickness and Unemployment Insurance.
- 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.

#### Mortgages

- We will advise and make a recommendation for you on mortgages 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 mortgages that we will provide details on. You will then need to make your own choice about how to proceed.

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

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## Insurance

- A fee.
- No fee for Term Assurance, Mortgage Protection Insurance, Critical Illness Insurance, Income Protection Insurance, Buildings Insurance, Contents Insurance, Accident Sickness and Unemployment Insurance.

You will receive a quotation which will tell you about any other fees relating to any particular insurance policy.

## Mortgages

- No fee. We will be paid by commission from the lender.
- A fee of £50 payable at the outset and zero to 1% (depending on circumstances) of the loan amount payable on confirmation of the mortgage offer (normally payment is deferred until completion), for example, if you take out a loan of £100,000 you will need to pay from £50 to £1050 depending on circumstances. We may 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.

## Refund of fees

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

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- No refund if you decide not to proceed.
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## 5. Who regulates us?

**Westexe Mortgage Solutions Ltd** is authorised and regulated by the Financial Services Authority. Our FSA Register number is **499032**

Our permitted business is advising on and arranging mortgages and non investment Insurance contracts.

You can check this on the FSA's Register by visiting the FSA's Website [www.fsa.gov.uk/register](http://www.fsa.gov.uk/register) or by contacting the FSA on 0845 606 1234.

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

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

...in writing **Write to: The Compliance Officer, Westexe Mortgage Solutions Ltd, 25 Okehampton Street, Exeter, Devon, EX4 1DY.**

...by phone **Telephone: 01392 216344**

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

## 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

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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 90% of the claim, without any upper limit.

### **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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