

LONGCROSS CAPITAL

Terms of Business

Longcross Capital is not an appointed agent of any lender for mortgage business, and therefore is able to arrange mortgages and bridging loans from the whole of the market.

Residential mortgages	are regulated by the Financial Services Authority (FSA) from the 31 st October 2004
General Insurance	will be regulated by the FSA from the 14 th January 2005
Bridging loans Buy to Let Mortgages Commercial mortgages	are not regulated by the FSA but in certain cases some Buy to Let and Bridging loans may be regulated (we will advise you if this applies to your application)

During our initial contact we will complete a questionnaire to enable appropriate advice to be given on your mortgage, bridging loan or related insurance product. Once we have made our recommendations to you we will confirm our advice in writing. You should retain this confirmation as a record of the advice given. Details of the products applied for will be confirmed by the lender on a formal Offer of Advance, and by the insurance provider in Acceptance Terms. It is your responsibility to check that the formal offer / acceptance is correct before you exchange contracts.

Longcross Capital will provide you with an explanation of the main repayment methods (e.g. capital and interest or interest only); if you select an option that includes an investment product that is regulated by the FSA you will be required to take advice from an independent financial adviser.

Longcross Capital constantly reviews the mortgage market in order to select the most appropriate lenders to meet your individual circumstances. We use lenders who consistently provide our customers with a competitive product range and high standard of service.

Longcross Capital is not liable for any delays incurred in the processing of your mortgage, bridging loan or insurance application that are caused by the product provider, however we will work actively with all parties including the lender, solicitor and estate agents to ensure all issues are dealt with in a timely manner. We will forward documents to you as soon as practicable after we receive them.

Longcross Capital requires our clients to give us instructions in writing to avoid possible disputes. If the matter is urgent we will accept oral instructions provided they are confirmed in writing.

You, or Longcross Capital, may terminate our authority to act on your behalf at any time without penalty. Notice of this termination must be given in writing.

Longcross Capital only accepts cheques in settlement of our fees, we do not handle cash.

In accordance with the Data Protection Act your information will be stored securely; it will not be passed onto a third party without your permission. We would also explain that you have the right of access under the Data Protection Act 1998 to your personal records held on our files. We reserve the right to discuss your personal circumstances with any lender in order to determine the most appropriate product for your needs. The lender may undertake a credit check upon receipt of your application or in order to prepare an 'Agreement in Principle'. We will seek your permission before the credit check is undertaken, this check may be registered as part of your credit record.

Longcross Capital maintains Professional Indemnity Insurance.

Longcross Capital is required to verify your identity in accordance with Anti-Money Laundering regulations. No mortgage, bridging loan offer or insurance acceptance terms will be produced until such verification has been obtained.

	APPLICANT 1	APPLICANT 2
SIGNED		
PRINT NAME		
DATED		

TO BE SIGNED BY ALL APPLICANTS

T: 0870 881 0660

BB@LONGCROSSCAPITAL.CO.UK

F: 0870 881 0661

THE OLD VICARAGE, LONGCROSS ROAD, LONGCROSS, SURREY KT16 ODU

LONGCROSS CAPITAL IS AUTHORISED AND REGULATED BY THE FINANCIAL SERVICES AUTHORITY 303605

NOT ALL MORTGAGE AND GENERAL INSURANCE BUSINESS IS REGULATED