



Irrevocable Terms & Conditions



White House Mortgages Ltd

The White House
39 Saffron Road
Chafford Hundred
Essex RM16 6NA

1. The Financial Conduct Authority (FCA)

The FCA is the independent watchdog that regulates financial services. It requires us to give you this document. It clearly states what our fee structure is, as well as our Irrevocable Terms and Conditions.

2. Whose mortgages and products do we offer?

- ☒ We offer mortgages and life insurance products from the whole market.
- ☐ We can only offer mortgages from a limited number of lenders.
- ☐ We can only offer a limited range of the mortgages from a single lender

3. Which service will we provide you with?

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

4. What will you have to pay us for this service?

- ☒ We have an initial non-refundable administration fee as stated below to assess your mortgage. This is payable when we get you an agreement in principle.
- ☒ We will then ask you to sign our Irrevocable Fee Agreement and pay the Administration Fee.

The following fees have been calculated due to the amount of work, complexity and risk liability:

Please note that the fee will increase if we find that you have not disclosed bad credit to the applicable tariff. Should it take more than 3 months to complete after an offer is made, then the fee will increase 0.50%.

	Total Fee	Admin Fee on Agreement in Principle	Offer Fee	Completion or Exchange	Notes
Residential/BTL 2 nd Charge	1%	£500	50% Of Balance	Remaining Balance	Minimum fee £1000
BTL Portfolios	£1000 Assessment Fee +1.25%	£500 per property	50% Of Balance	Remaining Balance	We have to check that the entire portfolio meets the lender's criteria. Minimum fee £2000

Sharia Law Mortgages	2%	£1000	50% of Balance	Remaining Balance	Minimum fee £2000.
Offshore	2 %	£1000	50% Of Balance	Remaining Balance	Minimum fee £2000
Right to Buy	1.50%	£500	50% Of Balance	Remaining Balance	Minimum fee £2000
Adverse	2.00%	£1000	50% Of Balance	Remaining Balance	Minimum fee £10,000
Bespoke	4.00%	£5000	50% Of Balance	Remaining Balance	
Commercial, Development & Bridging	2%	£2500	50% of Balance	Remaining Balance	Minimum fee £5000
Equity Release/ Lifetime Mortgages		£500			We have agreements in place with Specialist Equity Release Advisers, to provide our clients with this service. Our Admin Fee of £500 covers the initial preparation work involved in finding you the most appropriate Specialist and it is they who will then provide the Advice. Our Admin Fee is exclusively our fee. We will then receive a share of Commission/Fee from the Specialist Adviser on completion.
Secured & Un-secured business loans	3.00% + Admin OR 4.00%	£500			3- 4.00% will be added to the loan and paid by the lender on completion. Please note that the lender may also have a fee. In the event of a claw back due to cancellation in the first year you irrevocably agree to indemnify us for any claw back.
Vehicle Finance	3.00%	None		Fee built into loan	Minimum Loan £25,000
Non-Regulated Personal Unsecured Loans	Commission Only				You irrevocably indemnify us for any claw back due to non payment of loan.
Life cover	Fee equal to the commission paid				As part of our commitment to treating customers fairly, we offer clients the choice of how they pay us for Life Cover. You can choose between Commission only, 50% Fee/50% Commission, or a Fee Equal to the Commission which would have been paid. For Business Owners, you may be able to claim our fee back as a business expense. If you choose a Commission Option, we reserve the right to charge the remaining fee equal to any clawback, should you cancel a policy during it's earnings period subject to ICOBS7.2.3.3 & TCF6

☒ Please note that our charge is purely for our work and does not include any charges made by third parties.

27/03/2024

Non-Disclosure In the event that a client fails to disclose either adverse credit or something that may adversely affect a lending decision, such as gambling, debt management agreements etc..., then the appropriate fee scale will automatically be applied without further notice.

Where applicable, we will disclose any commission received on the illustration we provide you.

- **GDPR: We hereby undertake never to sell your data or personal information. You hereby Irrevocably Agree to us sharing your Relevant Data and Information to any Lender, Provider, Packager or Master Broker that is required to process your application. By signing these Irrevocable Terms And Conditions, you hereby give us your explicit consent to do so.**
- You will receive a key facts illustration when considering a particular mortgage, loan or life insurance product which will tell you about any fees relating to it. In case where the provider's fee statements do not match the above, our irrevocable terms and conditions as set out in this document will apply at all times without exception.
- **In the event that you should fail to make a repayment on a mortgage, loan or life product and the provider claws back any commission paid, you hereby irrevocably agree to repay any clawed back amount within 5 working days of receiving our invoice, subject to ICOBS 7.2.3.3 and TCF 6.**
- You can pay us by either Solicitors Authority (Mortgages only), Online Banking/BACS or Credit or Debit Card (we absorb all credit and debit card charges).
- All invoices are payable immediately as per the terms specified on our Irrevocable Fee Agreement.
- A 10% Late Payment charge as specified on our Reminder Invoices will be charged as applicable. Interest at the rate of 8% p.a. may also be added for late and non-paid invoices. Any bad debt collection charges will also be added.

5. Refund of fees

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

- ☐ You will receive a full refund if the lender rejects your application.
- ☒ Our fees are as laid out within this document and non-refundable once they become payable, as per our Irrevocable Fee Agreement that has to be signed in all cases.
- ☐ No refund if you decide not to take out a mortgage.

6. Who regulates us?

White House Mortgages Ltd, The White House, 39 Saffron Road, Chafford Hundred, Essex RM16 6NA is authorised and regulated by the Financial Conduct Authority. Our FCA Register number is 302190. Our permitted business is Mortgage & Life Cover advising & arranging. You can check this on the FCA's Register by visiting the FCA's website or by contacting the FCA on 0800 111 6768. Commercial loans and some bridging loans are not regulated by the Financial Conduct Authority and therefore outside the jurisdiction of the Financial Ombudsman's Service

7. What to do if you have a complaint

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

- ... in writing Write to White House Mortgages Ltd, The White House, 39 Saffron Road, Chafford Hundred, Essex RM16 6NA.
- ... by phone Telephone 01375 430431

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

8. 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. Long-term insurance (e.g. life assurance) the maximum level of compensation for claims against firms declared in default on or after 3 July 2015 is 100% of the claim with no upper limit. Further information about the compensation scheme arrangements is available from the FSCS <http://www.fscs.org.uk/>

I/we irrevocably accept the above fees, terms and conditions which will be binding with or without your signature below.

Signed By: _____
Name: _____
Date: _____

Signed By: _____
Name: _____
Date: _____