

key facts

About our mortgage services

1. The Financial Services Authority (FSA)

The FSA is the independent watchdog that regulates financial services. It requires us to give you this document. Use this information to decide if our services are right for you.

2. Whose products do we offer?

We offer mortgages from the whole market.

3. Which service will we provide you with?

We will advise and make a recommendation for you after we have assessed your needs.

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

No fee, we will be paid by commission from the lender.

5. Who regulates us?

Simpson Financial Services Limited is an appointed representative of Sesame Limited, Oasis Park, Stanton Harcourt Road, Eynsham, Witney, Oxon OX29 4AE which is authorised and regulated by the Financial Services Authority. Sesame Limited's FSA Register number is 150427.

Sesame Limited's permitted business is advising on and arranging mortgages.

You can check this on the FSA's Register by visiting the FSA's website <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 cannot settle your complaint with us, you may be entitled to refer it to the Financial Ombudsman Service.

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

...**in writing** Write to The Disputes Department, Sesame Limited, Independence House, Holly Bank Road, Huddersfield, HD3 3HN .

...**by phone** 0870 0401983.

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.

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 Financial Services Compensation Scheme.

Simpson Financial Services Ltd 1st Floor, 133/135 New Union Street, Coventry, CV1 2NT UK
Tel: 024 7625 1100 | Fax: 024 7625 1133 | Email: info@simpsonfs.co.uk | www.simpsonfs.co.uk

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PLEASE NOTE: The guidance and/or advice contained within this website is subject to the UK regulatory regime, and is therefore targeted at consumers based in the UK.

Simpson | Financial Services^{LTD}

If you require any further information, please email your request to info@simpsonfs.co.uk

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