

keyfacts

About our lifetime mortgage and home reversion scheme services

19th August 2008

Willcox Financial Limited, Ty Melyn, Ambleston, Haverfordwest, Pembrokeshire, SA62 5QY

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 products from the whole market.

We can only offer products from a limited number of companies.

We can only offer products from a single company.

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 our services?

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

3.25% fee with a minimum fee of £1,000 payable on completion(maximum £9,999) and any commissions from the lender refunded to you. This means we do not care how much the provider pays, we are solely keen on the product and service best for you.
Alternatively this is known as Independent professional advice.

0.5% fee We have a minimum fee of £500 payable on completion if you decide to go ahead with us. We let you know how much the lender pays us. This means again that we have little or no reason to recommend the product that is not the best for you.

You will receive a key facts illustration when considering a particular lifetime mortgage, or further information about a particular home reversion scheme which will tell you about any fees relating to it.

5. Refund of fees

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

A full refund.

A refund of £

No refund.

6. Who regulates us?

Willcox Financial 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.

Home reversion schemes are not regulated by the FSA.

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.

7. What to do if you have a complaint

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 Telephone 01484 422224

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

The Financial Ombudsman Service does not consider complaints about home reversion schemes.

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 for 100% of the first £30,000 and 90% of the next £20,000 so the maximum compensation is £48,000.

Home reversion schemes are not covered by the FSCS.

Further information about compensation scheme arrangements is available from the FSCS.

Message from the Financial Services Authority

**Think carefully about this information before deciding whether you want to go ahead.
If you are at all unsure about which lifetime mortgage or home reversion scheme is
right for you, you should ask your adviser to make a recommendation.**