

About Our Services & Costs

1. The Financial Conduct Authority

The FCA is the independent watchdog that regulates financial services. This document has been designed to assist consumers, considering buying certain financial products, to decide if our services are right for you.

2. The Products and Services we Provide

Commercial Loans

We provide commercial loans which include bridging loans, development loan and commercial mortgages, we will search our panel of lenders to find the most appropriate bridging or development lender to suit your particular needs.

- ☒ We offer a comprehensive range of first and second charge loans used for business or investment purposes from across the market, including direct deals.
- ☐ We only offer first and second charge loans including direct deals, from a limited number of lenders - A full list of the lenders are shown on the attached.
- ☐ We only offer mortgages from a single lender.

Alternative Finance Options

We can provide alternative finance options, which include, second charge loans, business loans, invoice finance and asset finance.

- ☐ We offer a wide panel of providers following a fair analysis of the market.
- ☐ We only offer finance options from a single lender.
- ☒ We refer these finance types to partners companies who specialise in these areas.

Insurance

We can provide insurances for property transactions

- ☐ We offer a wide panel of providers following a fair analysis of the market.
- ☐ We only offer finance options from a single lender.
- ☒ We refer these finance types to partners companies who specialise in these areas.

3. Which service will we provide you with?

Commercial Finance

- ☐ We will advise and make a personal recommendation for you after we have assessed your needs.
- ☒ Our advice is limited to selecting the most appropriate commercial loan to meet your specific requirements after we 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 need to make your own choice about how to proceed.

Alternative Finance Options

- ☐ We will advise and make personal 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 need to make your own choice about how to proceed.
- ☒ We will ask some questions to identify your requirement and your details (if authorised by you) will be referred to a partner company to provide a solution.

Insurance

- ☐ We will advise and make personal 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 need to make your own choice about how to proceed.
- ☒ We will ask some questions to identify your requirement and your details (if authorised by you) will be referred to a partner company to provide a solution.

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

We offer a selection of fee structures dependent on individual circumstances and requirements.

- ☐ No fee will be charged. We will be paid a commission by the lender*
- ☐ An Engagement Fee of £250 payable upon application of the loan. We will also be paid commission by the Lender.*

- ☐ A broker fee of 1% of the loan is payable on formal offer, collected at completion and subject to a minimum fee of £1,500.

This means that on a loan of £100,000 a fee of £1,500 is payable upon completion, as a comparison, on a loan of £200,00 a fee of £2,000 is payable upon completion.

We will also be paid a commission by the Lender*

*** Lender Commission**

Lenders may pay different rates of commission to us on completion of a transaction we have introduced to them, and may also differ on whether they pay commission to us based on the net loan or the gross loan. We will disclose to you the amount of commission we will receive from the lender for each lending option we identify.

Where you have been formally introduced to Forecast Finance Ltd by another Broker or Introducer, we will pay the introducer a percentage of the Broker Fee and Lender Commission we receive.

For this transaction we will pay the introducer

- | | |
|---|--------------------------|
| 30% Commission | <input type="checkbox"/> |
| 50% Commission | <input type="checkbox"/> |
| There is no introducer for this transaction | <input type="checkbox"/> |

Refund of fees

If we charge a fee and your loan does not go ahead, you will receive no refund if we have carried out credit searches / research / product options and sourced a suitable loan provider.

5. Who Regulates us?

Forecast Finance Ltd is authorised and regulated by the Financial Conduct Authority under Firm Reference Number 986630 an Appointed Representative of TMG Direct Ltd which is authorised and regulated by the Financial Contact Authority under Firm Reference number 786245.

Our permitted business is arranging commercial property finance including Commercial Mortgages, Short Term Finance and Development Finance.

You can check this on the Financial Services Register by visiting the FCA's website www.fca.org.uk/firms/systems-reporting/register or by contacting the FCA on 0800 111 6768.

6. What to do if you have a Complaint?

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

In writing: TMG Direct Limited – 27 Bridgegate, Rotherham, South Yorkshire, S60 1SN

By phone: 01709 242927

By Email: complaints@themoney-group.co.uk

A summary of our internal complaints handling procedures for the reasonable and prompt handling of complaints is available on request and if you cannot settle your complaint with us, you may be entitled to refer it to the Financial Ombudsman Service. You can find out how to do this on the FOS' website, www.financial-ombudsman.org.uk, or by contacting the FOS 0800 023 4567.

7. Are we covered by the Financial Services Compensation Scheme (FSCS)?

We are covered by the Financial Services Compensation Scheme for the regulated advising and arranging services we provide so that if we are unable to meet our liabilities you may be protected by the scheme. This depends on the type of business and the circumstances of the claim. For further information please go to www.fscs.org.uk.