

IMPORTANT INFORMATION ABOUT OUR SERVICES

Prosperity Financial Management Ltd
195 High Street
Northallerton
North Yorkshire
DL7 8LF



01609778877

Who are we and what do we do?

Our dedicated financial advisers can help you make informed decisions about your financial future, by working with you to build a tailored plan based on your financial goals and needs. We aim to offer more than simply advice on financial products. Our aim is to develop a long lasting relationship with you and provide advice through the changing circumstances in your life.

Prosperity Financial Management Ltd is authorised and regulated by the Financial Conduct Authority (FCA). The FCA is the independent regulator of financial services in the United Kingdom. Prosperity Financial Management Ltd is entered on the FCA register (www.register.fca.org.uk) under reference FRN 1006940.

What can we do for you?

Our mainstream service is to act on your behalf for the purpose of arranging and advising on the following:

- Employee Benefits, e.g. Death in Service or Healthcare Plans;
- Business Protection, e.g. Life Assurance plans for Key Employees, Directors and Partnerships;
- Commercial Mortgages, e.g. to purchase new business premises.
- Buy-to-Let Mortgages, e.g. to expand or refinance your residential property portfolio

For all the services described above we will complete a detailed fact find so we can understand your circumstances, specific needs and objectives to determine if these services are suitable for you. We will then undertake research in order to provide a personal recommendation(s) and related information relevant to your individual circumstances. If, after due consideration you would like to accept any or all of our recommendation(s), we will then implement them and arrange any products and/or related services on your behalf.

Further details about these and other related services we provide are contained in the pages below. This also confirms the typical cost and how you can pay us for them.

IMPORTANT INFORMATION

Before you consider our services in more detail we would like to draw your attention to the following important information:

When we have discussed and agreed with you the services that we are to provide we will confirm the terms and conditions of our engagement in writing. This will describe the scope and specific services to be provided, the cost and how it can be paid for. A copy of our standard Terms & Conditions is available on request.

INFORMATION ABOUT OUR EMPLOYEE BENEFIT AND BUSINESS INSURANCE SERVICES

Employee Benefits

We are insurance intermediaries who offer products from a range of insurers based on a fair and personal analysis of the market for Group Life Assurance, Group Critical Illness Cover, Group Income Protection and Group Private Medical Insurance]

Business Protection

We are insurance intermediaries who offer products from a range of insurers based on a fair and personal analysis of the market for Life Assurance, Critical Illness Cover and Income Protection Insurance.

How much do we charge for our employee benefit and business insurance services?

We do not charge a fee for advice and arranging an insurance product. We will receive commission from the insurer and this is reflected in the premium amount you pay to them. The amount of commission we receive will vary depending on the type of contract, term of the cover and the premium amount.

Upon request, we will tell you how much commission we expect to receive before we transact business for you. You will receive a quotation, which will tell you about any other fees relating to any particular insurance policy we arrange for you.

We are not otherwise permitted to receive or retain any financial inducements, significant gifts or hospitality from insurance product providers, for arranging insurance contracts on your behalf.

INFORMATION ABOUT OUR COMMERCIAL MORTGAGE* SERVICES

Whose products do we offer?

We offer a comprehensive range of commercial mortgage products from across the market. We offer both first and second charge commercial mortgages, but not deals that you can only obtain by going direct to a lender.

How much will you have to pay for our commercial mortgage services?

For establishing your needs, undertaking research and making a recommendation, we charge a fee of £250.00. Our fee becomes payable when we provide you with our recommendation(s)

If you choose to proceed with our recommendation and the mortgage goes ahead, we will also be paid commission from the lender for arranging the mortgage on your behalf.

If you apply for a mortgage that does not go ahead, you will receive no refund.

You will receive a personalised illustration when considering a particular commercial mortgage. This will highlight the key facts about the mortgage product, including any fees relating to it.

***Commercial Mortgages are not regulated by the Financial Conduct Authority (FCA).**

INFORMATION ABOUT OUR BUY-TO-LET MORTGAGE* SERVICES

Whose products do we offer?

We offer a comprehensive range of commercial mortgage products from across the market. We offer both first and second charge commercial mortgages, but not deals that you can only obtain by going direct to a lender.

How much will you have to pay for our buy-to-let mortgage services?

For establishing your needs, undertaking research and making a recommendation, we charge a fee of £250.00. Our fee becomes payable when we provide you with our recommendation(s)

If you choose to proceed with our recommendation and the mortgage goes ahead, we will also be paid commission from the lender for arranging the mortgage on your behalf.

If you apply for a mortgage that does not go ahead, you will receive no refund.

You will receive a personalised illustration when considering a particular buy-to-let mortgage. This will highlight the key facts about the mortgage product, including any fees relating to it.

***Most forms of Buy-to-Let Mortgage are not regulated by the Financial Conduct Authority (FCA)**

INFORMATION ABOUT OUR OTHER RELATED SERVICES

Other Specialist Services

As part of the TenetConnect Limited Network of Financial Advisers we have access to support services and specialist expertise you would normally expect from a large organisation. Where it is in your best interest we may offer to refer you to another firm within the same Network.

With your permission, the other firm may carry out research on our behalf or alternatively advise you directly. The total cost of this service, including our fees for any preparatory work the other firm relies on, will be no higher than our standard tariff of fees and charges stated above.

WHAT HAPPENS IF YOU HAVE A COMPLAINT?

If you are unhappy with the service you have received or a product we have arranged on your behalf, a copy of our complaints procedure, which sets out how we will handle your complaint, is available upon request.

If you would like to make a complaint please contact us either in writing to: **Complaints, Prosperity Financial Management Ltd, 195 High Street, Northallerton, North Yorkshire, DL7 8LF**; or by e-mail: enquiries@prosperity-ifa.co.uk; or by telephone: **01609 778877**.

If we are unable to settle your complaint or you are unhappy with our response, the Financial Ombudsman Service may be able to help. We will explain how at that point.

If you require further information about the Financial Ombudsman Service you can contact them directly:

Tel: 0800 0234567

Website: www.financial-ombudsman.org.uk

ARE WE COVERED BY THE FINANCIAL SERVICES COMPENSATION SCHEME (FSCS)?

Yes, we are covered by the FSCS. You may be entitled to compensation from the scheme if we are unable to meet our obligations. This will depend on the type of business and the circumstances of the claim. The FSCS only pays compensation for financial loss and the limits are per person per firm, and per claim category, as listed below:

Long Term Insurance Contracts:

Arranging and advising on long term insurance contracts (e.g. a life insurance policy) is covered for 100% of the claim without upper limit.

General Insurance Contracts:

Arranging and advising on compulsory classes of insurance (e.g. employers liability), professional indemnity insurance, and general insurance contracts that pay out on death or incapacity due to injury, sickness, or infirmity (e.g. an accident & sickness policy) is covered for 100% of the claim without upper limit.

Arranging and advising on other types of general insurance contracts (e.g. Building and Contents) is covered for 90% of the claim without upper limit.