

# IMPORTANT INFORMATION ABOUT OUR SERVICES

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



Telephone: 01609778877  
Email: [enquiries@prosperity-ifa.co.uk](mailto:enquiries@prosperity-ifa.co.uk)

## 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](http://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:

- Personal & Family Protection, for example a Life Assurance or Critical Illness Plan;
- Mortgages, including Buy-to Let;
- General Insurance, for example Buildings, Contents or Private Medical.

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 this to you in a Client Agreement. 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 Client Agreement is available on request.

We will not advise you if you are experiencing difficulties managing debts. Free help and advice about managing your debts is available by contacting the Money and Pensions Service via its website; [www.moneyandpensionsservice.org.uk](http://www.moneyandpensionsservice.org.uk)

## **INFORMATION ABOUT OUR MORTGAGE SERVICES**

---

### **Whose products do we offer?**

We offer a comprehensive range of mortgage products from across the market for first charge mortgages only. We do not offer deals that you can only obtain by going direct to a lender. To review the list of lenders we offer mortgages from, please refer to the appendix attached.

For those seeking to increase their existing borrowing, alternative finance options may be available and more appropriate for your needs. For example, a further advance from your existing lender, a second charge mortgage or an unsecured loan (e.g. a personal loan). For those seeking a 'Retirement Interest Only Mortgage', a 'Lifetime Mortgage' may be available and more appropriate for your needs.

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

For establishing your needs, undertaking research and making a recommendation, we charge a total fee of £395.00 with £195.00 paid upfront and £200.00 paid on completion.

For more complex cases we charge a fee of £500.00 for the above. This will be agreed with you in advance.

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.

The amount of commission we receive varies from lender to lender. Information about the range of commissions available to us from the mortgage products we recommend is available on request.

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

You will receive a personalised illustration when considering a particular mortgage. This will highlight the key facts about the mortgage product, including any fees relating to it and the amount of any commission due to us from the mortgage lender.

## **INFORMATION ABOUT OUR INSURANCE SERVICES**

---

### **Personal and Family 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 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.

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 INSURANCE SERVICES**

---

### **Personal and Family 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

### **General Insurance**

We are insurance intermediaries who only offer products from the limited number of insurers listed below for, Buildings & Contents, Accident Sickness & Unemployment and Private Medical Insurance. We use PaymentsShield and Source who provide insurance through the following underwriters - Ageas, Alliance, Alpha Insurance, Aviva, AXA, Cigna, Covea, E-Underwriting, Legal & General, Landlords Choice, Liverpool Victoria, Modus, Plum, Royal & Sun Alliance, Sentinel, Tower Gate, UK General and Zurich.

## How much do we charge for our 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.

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 OTHER RELATED SERVICES

---

### Credit Broking

We are also Credit Brokers. This means that if you require a loan other than a mortgage (e.g. a personal loan) we can refer you to a specialist third party who can discuss your specific needs with you. We will not advise you on this type of borrowing and you will need to make up your own mind whether to go ahead with it or not.

### 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 in 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 or 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](mailto: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](http://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.

### **Mortgages:**

Arranging and advising on mortgages is covered up to a maximum limit of £85,000 per person per firm.

Further information about the FSCS is available from their website: [www.fscs.org.uk](http://www.fscs.org.uk)

### **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.