



The Financial Conduct Authority

WIS Wealth is a Trading name of WIS Contractor Mortgages Ltd is authorised and regulated by the Financial Conduct Authority (FCA). The FCA regulates financial services in the UK and you can check our authorisation and permitted activities on the Financial Services Register by visiting the FCA's website www.fca.org.uk/firms/systems-reporting/register. Our Financial Services Register number is **824411**

Our Services

We are independent mortgage advisers, and we will recommend a mortgage product that is suitable for you following an assessment of your personal needs and circumstances. This will include a detailed assessment of affordability.

We will consider all products and lenders that we have access to. This means we will not consider those lenders that are only available by you going direct to them.

Where you are increasing your borrowing, we will consider the merits of both a new first charge mortgage and securing this by an additional mortgage on a second charge basis. You may have the option of a further advance from your existing lender; however, we will only consider this where we are able to deal directly with the lender on your behalf.

It may be in your best interests to explore this option and look at the further alternative of an unsecured loan, as these may be more appropriate for you.

The Costs of our Service

Our charge for this service is a **fixed fee of £500** payable on provision of the report containing our recommendation(s) to you. This fee will be waived wholly or in part should you decide to implement any of our recommendations.

Policy Arrangement & Implementation – Lump Sum Investments or Transfers

Should you instruct us to proceed with (any of) our recommendation(s) we will act for you in the following ways:

- Handle all fund and policy administration on your behalf.
- Provide regular updates to keep you informed of progress.
- Ensure all your documents are issued in line with your expectations.
- Provide confirmation of all actions taken on your behalf in writing.



Our charge for this service is based on a percentage of the amount you invest and/or transfer. These charges are applied as follows:

- **2.5% on the first £50,000, followed by**
- **1.5% between £50,001 to £100,000, followed by**
- **1% on £100,001 and above**

This payment can either be facilitated by the product provider when they receive your funds or paid directly by you. Where we receive such a payment, we will waive our 'financial review and recommendation' fee by the same amount.

Example 1; if we arrange investments on your behalf totalling **£100,000** our Policy Arrangement & Implementation fee would be £2,000 (*2.5% of the first £50,000 (£1,250) plus 1.5% of the next £50,000 (£750) = £2,000*). As this exceeds the 'financial review and recommendation' fee no other charges would be applied. The total fee payable would be **£2,500**.

Example 2; if we arrange investments on your behalf totalling **£300,000** our Policy Arrangement & Implementation fee would be £4,000 (*2.5% of the first £50,000 (£1,250) plus 1.5% of the next £50,000 (£750) plus 1% of the next £200,000 (£2,000) = 4,000*). As this exceeds the 'financial review and recommendation' fee no other charges would be applied. The total fee payable would be **£4,000**.

Non-Investment Protection and General Insurance contracts

When we arrange the sale of a protection or insurance contract, we will not charge you a fee, as we will receive a commission from the provider/insurer. The amount of this will be disclosed to you in the product literature.

Our Ethical Policy

We are committed to providing the highest standard of advice and service possible. The interest of our customers is paramount to us and to achieve this we have designed our systems and procedures to place you at the heart of our business. In doing so, we will:

- Be open, honest and transparent in the way we deal with you.
- Not place our interests above yours.
- Communicate clearly, promptly and without jargon.
- Seek your views and perception of our dealings with you to ensure it meets your expectations or to identify any improvements required.



Instructions

We prefer our clients to give us instructions in writing, to aid clarification and avoid future misunderstandings. We will, however, accept oral instructions provided they are confirmed in writing.

Compensation Scheme

If you make a complaint and we are unable to meet our liabilities, you may be entitled to compensation from the Financial Services Compensation Scheme.

Further information about the limits applicable to the different product types is available from the FSCS at [FSCS different product link](#)

Client Verification

We may be required to verify the identity of our clients, to obtain information as to the purpose and nature of the business which we conduct on their behalf, and to ensure that the information we hold is up-to-date. For this purpose, we may use electronic identity verification systems, and we may conduct these checks from time to time throughout our relationship, not just at the beginning.

Law

This client agreement is governed and shall be construed in accordance with English Law and the parties shall submit to the exclusive jurisdiction of the English Courts.

Force Majeure

WIS Contractor Mortgages Ltd shall not be in breach of this agreement and shall not incur any liability to you if there is any failure to perform its duties due to any circumstances reasonably beyond its control.

Termination

The authority to act on your behalf may be terminated at any time without penalty by either party giving 7 days notice in writing to that effect to the other, but without prejudice to the completion of transactions already initiated. Any transactions effected before termination and a due proportion of any period charges for services shall be settled to that date.