

EUREKA

FINANCIALSOLUTIONS®



Mortgage and Insurance Proposition



Advice You Can Trust

About us

Eureka Financial Solutions was established in 2005 and offers both Financial and Mortgage Advice. We have a Network of friendly, fully qualified advisers covering the whole of the UK. The team offer individual face-to-face advice, delivering a first class service helping clients achieve their financial goals. All the advisers maintain their qualifications through yearly assessment and follow the Eureka ethos of "treating our clients fairly". We provide a confidential, professional advisory service of the highest quality to all our clients, understanding that the right financial solution has to be flexible to adapt to changes throughout your life.

Treating Our Customers Fairly

To deal openly and honestly at all times and behave with confidentiality, to give you correct advice and information to enable you to make informed decisions, and to honour any promises and representations we make.

Mortgages

Whose products do we offer?

We offer a comprehensive range of products from across the market but not deals that you can only obtain by going direct to a lender.

If you are purchasing a property with the help of a shared equity loan, our advice will also cover the shared equity second charge. However, we do not advise on any other second charge mortgages. If you need a second charge mortgage we will refer you to a master broker for second charges, who will be able to advise you.

Which service will we provide you with?

We will advise and make a recommendation for you on a first charge mortgage after we have assessed your needs.

You may request an illustration from us for any regulated mortgage contract we are able to offer you whenever we provide you with information specific to the amount you want to borrow following assessment of your needs and circumstances.

What will you have to pay us for our services?

A fee of between 0% and 2% of the loan for a mortgage, payable by completion. For example a fee of 2% on a £100,000 mortgage would equate to £2,000. The total fee will be based on your personal circumstances, employment record and credit history. We will provide you with written confirmation of your fee prior to the commencement of any chargeable activity. We will also receive commission from the lender.

If you would like to know the range of commission payable from our lenders, please ask me for a list. You will receive an illustration when considering a particular mortgage, which will tell you about any fees relating to it. It is important that you read and understand the illustration.

Mortgages Continued...

Alternative finance options

If you are looking to increase borrowing secured on a property that you already have a mortgage on, the following alternative finance options may be available and may be more appropriate:

- A Further Advance from your existing lender
- A Second Charge
- An Unsecured Loan

Openwork does not offer advice on Unsecured Lending or Second Charges.

Our refund policy for mortgage fees

If we charge you a fee and your mortgage does not go ahead, you will receive: A full refund less £100 if the lender does not accept your application because of your personal circumstances or if you decide not to proceed after the application has been submitted.

Insurance

Whose products do we offer?

We can only offer products from a limited number of insurers for life assurance, critical illness cover, income protection, buildings and contents insurance, accident, sickness and unemployment insurance and cash lump sum accident protection. Please see the Insurance Proposition Summary leaflet for details of the insurers we offer insurance products from.

Which service will we provide you with?

We are an insurance intermediary representing you, not any insurer. We will provide you with a personal recommendation after we have assessed your needs, limited to the insurance products available to us, as shown in the Insurance Proposition Summary leaflet.

What will you have to pay us for our services?

We arrange the policy with the insurer on your behalf, you do not pay us a fee for doing this. We receive commission from the insurer which is a percentage of the total annual premium. This means that if you purchase one of these products we will receive commission in addition to any adviser charges / fees you may have been or will be paying Openwork for investment-related services. The amount of commission will be disclosed separately should you purchase one of these protection products. You will receive a quotation which will tell you about any other fees relating to any particular insurance policy.

Who regulates us?

We are an appointed representative of Openwork Limited, Washington House, Lydiard Fields, Swindon, SN5 8UB, which is authorised and regulated by the Financial Conduct Authority, 12 Endeavour Square, London, E20 1JN. Openwork Limited's Financial Services Register number is 408285.

Openwork Limited's permitted business is advising on and arranging mortgages, general and pure protection insurance and life insurance, pensions and investments. You can check this on the Financial Services Register by visiting the FCA's website www.fca.org.uk/rms/systems-reporting/register or by contacting the FCA on 0800 111 6768.

Buy to Let

A Buy to Let mortgage taken out for the purpose of business is not regulated by the Financial Conduct Authority (FCA).

What to do if you have a complaint

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

...in writing

Write to: Complaints Management Team, Openwork Limited, Washington House, Lydiard Fields, Swindon, SN5 8UB.

...by phone

Telephone 01793 567635. Information about our internal complaints handling procedures is available free of charge, on request from the Complaints Management Team.

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

The Financial Ombudsman Service, Exchange Tower, Harbour Exchange Square, London, E14 9SR

Phone: 08000 234 567 OR 0300 123 9123

Email: enquiries@financial-ombudsman.org.uk

Website: www.financial-ombudsman.org.uk

Financial Services Compensation Scheme

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.

Insurance

Insurance advising and arranging is covered for 90% of the claim, without any upper limit.

Mortgages

Mortgage advising and arranging is covered up to a maximum limit of £85,000. Further information about compensation scheme arrangements is available from the FSCS.

Eureka Financial Solutions

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