

INSERT YOUR LOGO HERE

A: Insert your address T: insert your contact number E: insert your email W: insert your web address

Initial Disclosure Document (IDD) about our services and our costs

About our services

1. What products do we offer?

We offer a wide range of commercial financial products including:

Leasing and Asset, Commercial Mortgages, Property Development Finance, Buy to Lets, Trading & Cashflow Finance, Healthcare Funding, etc.

2. Whose products do we offer?

- We offer a comprehensive range of commercial financial solutions from across the market.

3. Which service will we provide you?

- We will advise and make a recommendation for you after we have assessed your needs via a fully completed Fact Find.

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

- We may receive Commission from the Lender as well as receiving Fees separately from You; for the avoidance of doubt these sums are subject to the terms of Our arrangements with the Lender who pays that Commission.
- We charge a tiered broker fee dependent on the loan amount. The fee is payable upon Decision in Principle received from the lender and we will inform you of how this fee should be paid at the time.
- Please see below the tiered broker fee structure:

Loans over £150,000	£495
Loans between £100,000 to £150,000	£795
Loans below £100,000	£995

- You are aware that we are required to disclose the nature of Commission in Our communications, as well as when making a recommendation to You. The existence and nature of Commission arrangements where the Commission varies depending on the Lender, product or other permissible factors will always be disclosed. The disclosure will also cover how the arrangements could affect Our recommendations to You. Such disclosures will be made in Our Suitability Letter issued to You.

YOUR COMPANY NAME is an Appointed Representative of Optimum ELITE, a trading name of Optimum Commercial Solutions Limited, which is authorised and regulated by the Financial Conduct Authority (FCA). The FCA is the independent watchdog that regulates financial services

Optimum Commercial Solutions Limited is included on the Financial Services Register under registration number 808754. You can check this via the FCA website www.fca.org.uk or by calling them on 0800 111 6768

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5. Who regulates us?

The Financial Conduct Authority (FCA)

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

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Our registered office is **INSERT YOUR ADDRESS**

YOUR COMPANY NAME is a member of the National Association of Commercial Finance Brokers (NACFB). We adopt a strict Code of Practice and Minimum Standards set by the Association. You can check Our membership status by contacting the NACFB on the below link.

<https://www.nacfb.org>

6. What to do if you have a complaint?

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

In writing to **INSERT YOUR NAME AND ADDRESS**

By telephone: **INSERT YOUR TELEPHONE NUMBER**

A copy of our complaint's procedure was sent along with our disclosure document. If you cannot settle your complaint with us, you may be entitled to refer it to the Financial Ombudsman Service.

Address: Financial Ombudsman Service, Exchange Tower, London, E14 9SR.

Contact: 0800 0234567, 0300 1239123.

Website: www.financial-ombudsman.org.uk

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

Your transaction may be covered by the FSCS for regulated transactions only. The FSCS is the UK's statutory Deposit insurance and investors compensation scheme for customers of authorised financial services firms. FSCS exists to protect customers of financial services firms that have failed. If the company you've been dealing with has failed and can't pay claims against it, the FSCS may be used to pay compensation.

You can find out more about FSCS at www.fscs.org.uk

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