

Mortgage and Protection Services



Old Mill Financial Services – an integrated approach

There are any number of reasons for needing a mortgage – buying a property to live in or let out, releasing equity, re-mortgaging, funding a self-build or raising funds for other projects – and there are huge numbers of mortgages to choose from.

However, finding the most appropriate and cost effective mortgage for your precise circumstances needn't be as stressful and costly as you may think.

At Old Mill we offer a tailored personal service and truly integrated approach so that you can be confident that the mortgage and protection products you choose are the right ones for your individual financial needs.

Independent mortgage advice on the whole market

And we mean the whole market. Unlike some brokers who are termed “whole of the market” when in fact they operate from a restricted panel or reduced number of lenders, Old Mill will search all the lenders operating in the UK (there are currently over 140) for the most appropriate mortgage product for you.

In most cases we are able to recover commission payments from the mortgage lender to cover the cost of advice. If you prefer, there is the option to pay for advice by means of a fee. In either case, the cost of advice will be disclosed and you decide which option you prefer.

Old Mill Mortgage Services can advise on and arrange the following types of residential mortgages:

- Purchases
- Remortgages
- Buy to Let
- Parental Assistance (Guarantor) Mortgages
- First Time Buyers
- 100% and 100% + lending
- Holiday Lets
- Equity release
- Self employed
- Self certified
- Self-build
- Capital raising



How can Old Mill help you?

Old Mill Accountants and Financial Advisers prides itself on its personalised care and service, and our Mortgage department is no different.



We will explain the range of options open to you whilst considering your financial and particularly your personal tax position at all stages. We will then guide you through all aspects of the mortgage application process, following it through from offer to completion and answering all your questions on the way.

Buying to let



The popular 'Buy to Let' mortgage is an example of how our integrated approach can work in practice. Many investors enter buy to let arrangements without understanding the tax implications both on income earned or the capital gains on the eventual sale of the property. Old Mill Mortgage Services can work in tandem with our specialist tax advisers to give expert opinion on tax matters including whether to invest in this country or overseas.

Protection

We can provide advice and recommendations on the most suitable Life Cover, Critical Illness cover, Income Protection (Permanent Health Insurance) and Family Income Benefit.

We can also arrange your building and contents insurance, and ASU (accident, sickness, unemployment) needs if you so wish.

There is much more to a mortgage than just the interest rate

The temptation is to compare mortgages solely on their interest rates or Annual Percentage Rate of charge (APR). But the cost of your mortgage is based on more than just the interest rate.

A lender may charge you fees that are hidden away in their small print, such as a valuation fee, application fee or legal fee. These are commonly added to the total amount you want to borrow, resulting in an increase in your monthly payments. Sometimes, when these fees have been taken into account, a higher interest rate product with lower fees attached can actually offer you better value.

Early Redemption Payment clauses can also be a critical factor in choosing your mortgage, especially where you anticipate selling in the short to medium term.

Sometimes there is something out of the ordinary about your circumstances or the property you are buying. Old Mill Mortgage Services will contact specialist mortgage lenders who may be able to offer a suitable product.

We will work out which lender and product is most appropriate for you after weighing up all of these issues. We will then present our recommendations clearly to you.



Contact Old Mill

To arrange an appointment with our Mortgage Specialist or to discuss how Old Mill can help you to find the right mortgage product, please contact:

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Old Mill Financial Services LLP is an Independent Financial Adviser and is authorised and regulated by the Financial Services Authority.

Your home may be repossessed if you do not keep up the repayments on your mortgage.

Buy to let and holiday let mortgages are not regulated by the FSA.

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