

# Combined initial disclosure document for:

**Otus Mortgages Ltd.**  
53 Brook Street  
Warwick  
CV34 4BL

Tel: 01926 505000  
Email: info@otus.uk.com

**You should use the information provided within this document to decide if our services are right for you.**

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## WHOSE PRODUCTS DO WE OFFER?

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### INSURANCE

We offer products from a range of insurers for all non-investment insurance products.

Ask us for a list of products we offer.

### MORTGAGES

We offer products in the following 'relevant market':

- Regulated mortgage contracts that are used for a non-business purpose.
- We are not limited in the range of mortgages we will consider for you.
- We offer a comprehensive range of mortgages from across the market, but not deals that you can only obtain by going direct to a lender.

Please note that where you are increasing your mortgage borrowing although we do not advise on the following finance options these may be available to you and be more appropriate:-

- An unsecured loan.

**Please note that our 'Buy to Let' service is restricted to helping you arrange a suitable mortgage. We will not advise you about whether or not the property you plan to buy and let out to tenants, will turn out to be a sound investment.**

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## WHICH SERVICE(S) WILL WE PROVIDE YOU WITH?

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### INSURANCE

We will advise and make a recommendation for you after we have assessed your needs for term assurance, critical illness, income protection, private medical insurance, payment protection and buildings and contents insurance.

### MORTGAGES

We offer an 'advised' sales service.

This means we will provide advice and make a recommendation for you after we have assessed your specific needs and circumstances.

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## WHAT WILL YOU HAVE TO PAY US FOR OUR SERVICES?

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### INSURANCE

No fee. We will be paid commission from the provider.

You will receive a quotation which will tell you about any other fees relating to any particular insurance policy.

### MORTGAGES

You will pay for our services on the basis of:

#### Advised sales

No fee, we will be paid an introducers fee from the provider.

You will receive a key facts illustration / ESIS when considering a particular mortgage, which will tell you about any fees relating to that mortgage.

You also have the right to request an illustration / ESIS for any mortgage we offer.

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## **WHO REGULATES US?**

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Otus Mortgages Ltd is an appointed representative of Cotswold Independent Financial Services Ltd of Stanley House, 1 Warwick Street, Earlsdon, Coventry, CV5 6ET which is authorised and regulated by the Financial Conduct Authority.

Cotswold Independent Financial Services Ltd.'s Financial Services Register number is 604634.

Cotswold Independent Financial Services Ltd.'s permitted business is: Independent Financial Advisers including Investments, Insurance and Retirement Planning products.

Otus Mortgages Ltd is regulated in the United Kingdom.

You can check this on the Financial Services Register by visiting the FCA's website <http://www.fsa.gov.uk/register/home.do> or by contacting the FCA on 0800 111 6768 (freephone) from 8am and 6pm, Monday to Friday (except public holidays) and 9am to 1pm, Saturdays.

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## **WHAT TO DO IF YOU HAVE A COMPLAINT**

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

.....in writing	Stuart Startup Stanley House, 1 Warwick Street, Earlsdon, Coventry, CV5 6ET stuart@cotswoldfs.co.uk
.....by phone	02476 920029

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

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## **ARE WE COVERED BY THE FINANCIAL SERVICES COMPENSATION SCHEME (FSCS)?**

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We are covered by the FSCS. You may be entitled to compensation from the scheme if we cannot meet our obligations. This will depend on the type of business and the circumstances of the claim.

### **INSURANCE**

#### Long term insurance benefits (e.g. Life Assurance)

The maximum level of compensation for claims against firms declared in default is 100% of the claim with no upper limit.

#### General Insurance

General insurance advice and arranging is covered for 90% of the claim with no upper limit.

Protection is at 100% where claims arise in respect of compulsory insurance (e.g. employer's liability insurance), professional indemnity insurance and certain claims for injury, sickness or infirmity of the policyholder.

Protection is at 90% where claims arise under other types of policy with no 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.