



About our services

Non- Regulated Mortgages, Bridging, Development & Commercial Finance Contracts

River Commercial Ltd (RC)
3-4 John Prince's Street
London
W1G 0JL

This document sets out the standard costs and charges that apply to the service provided to clients. The actual amount that will be payable will be confirmed to you in writing before any liability for the costs and charges arise. It also confirms

You need to read this important document. It explains the service you are being offered and how you will pay for it.

1. Whose products do we offer?

Non Regulated Mortgages / Bridging Loans / Development Finance / Trade Finance & Invoice Finance and Factoring Products

- We offer mortgage contracts from the whole of market.
- We offer commercial mortgage and property finance contracts from a panel of companies.
- We only offer commercial mortgage and funding contracts from a single lender.

2. Which service will we provide you with?

Non Regulated Mortgages / Bridging Loans / Development Finance / Trade Finance & Invoice Finance and Factoring Products

- We will advise and make a recommendation for you on mortgage or commercial finance product contracts after we have assessed your needs.
- You will not receive advice or a recommendation from us. We may ask some questions to narrow down the selection of mortgage contracts we will provide details on. You will then need to make your own choice about how to proceed. We advise you to assess the market to ensure you're happy with the product(s) you select through RC. We may also refer you to a regulated financial brokerage if their product panel is more appropriate to your requirements. This will be made clear to you in writing.

All of the above services involve the arranging and bringing about a contract between you and another party, should you instruct us to proceed with the credit application contract.

3. What will you have to pay us for our services

Non Regulated Mortgages / Bridging Loans / Development Finance / Trade Finance & Invoice Finance and Factoring Products

- A fee.
- No fee. However, we will receive commission from the lender.
- No fee. We will be paid by commission from the lender
- A fee. The fee will be agreed with you prior to commencement engagement and set out in the engagement letter. The fees agreed in the engagement letter will be relative to the specific contract. The engagement letter will be mutually agreed signed by both RC and the borrower prior to credit application.



We will charge an engagement fee on each case. We will also charge a broker fee which will become due on production of a mortgage offer letter. We may also be paid commission from the lender. We will advise you in writing of our fees and commission on each case administered through the company.

RC may charge additional fees for work undertaken outside of normal duties required for the provision of finance. Our hourly rate is £250 per hour and will be agreed prior to instruction by the client and invoiced based on a timesheet record.

You will receive an illustration when considering a particular non-regulated finance product which will tell you about any fees relating to it.

4. Our Due Diligence

As a responsible credit brokerage and financial intermediary, we will conduct Anti Money Laundering (AML) and Financial Fraud assessments on borrowers in order to protect our lenders/bank and consumers. An ID check may appear on your credit report around the time of an enquiry or a credit application. By accepting our engagement terms, you agree to our due diligence procedures.

This will apply to either individuals or businesses.

5. Refund of fees

If we charge you a fee, and your mortgage does not go ahead, you will receive:

- The engagement fee is not refundable once the engagement contract is agreed. The arrangement fee will be payable upon production of the lender's offer of facility letter. This will be non-refundable once issued.

6. What to do if you have a complaint

If you wish to register a complaint, in the first instance, please contact us. ...in writing to:

The Complaints Manager, Telephone +44 207 493 4631

Trading address

River Commercial Ltd
3-4 John Prince's St
London
W1G 0JL

Registered address

River Commercial Ltd
Batchworth House
BatchwoRth Place
Church St
Rickmansworth
WD3 1JE

Message from the Financial Conduct Authority

Think carefully about the product and services you need. If you want information or advice on standard mortgages please ask.

YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR DEBT SECURED ON IT.