

## Chapter 6

# Disclosure at the offer stage

**6.5 Mortgages: information to be provided in the offer document or separately**

**Tariff of charges**

- 6.5.1 **R** If a *firm* makes an offer to a *customer* with a view to entering into a regulated mortgage contract, it must provide the *customer*, along with the offer document, with a *tariff of charges* that could be incurred on the regulated mortgage contract.
- 6.5.2 **R** If the regulated mortgage contract has any linked borrowing or linked deposits, details of the charges on these linked facilities, for example charges payable on a linked current account, must be included in the *firm's tariff of charges*.
- 6.5.3 **G** A *firm* may include the *tariff of charges* as an integral part of the offer document, or provide it separately along with the offer document.

**Mortgage credit cards**

- 6.5.4 **R** If a *firm* makes an offer to a *customer* with a view to entering into a regulated mortgage contract that includes a mortgage credit card, it must provide the *customer* with information explaining that the card will not give the *customer* the statutory rights associated with traditional credit cards.
- 6.5.5 **G** A *firm* may include the information described in **MCOB 6.5.4 R** as an integral part of the offer document, or provide it separately along with the offer document.

**Distance contracts with retail customers**

- 6.5.6 **R** If a *firm* makes an offer to a *consumer* with a view to entering into a regulated mortgage contract which is a distance contract, it must provide the *consumer* with the following information with the offer document:
  - (1) [deleted]
  - (2) any contractual clause on law applicable to the regulated mortgage contract or on competent court, or both;

- (3) the language in which the contract is supplied and in which the *firm* will communicate during the course of the *regulated mortgage contract*; and
- (4) if not provided previously:
  - (a) all of the contractual terms and conditions of the *regulated mortgage contract* to which the *offer document* relates; and
  - (b) (i) an appropriate status disclosure statement (compliant with ■ GEN 4) for the *mortgage lender*;
    - (ii) the *mortgage lender's* Firm Reference Number; and
  - (iii) confirmation that the *customer* can check the *Financial Services Register* on the *FCA's* website [www.fca.org.uk/firms/financial-services-register](http://www.fca.org.uk/firms/financial-services-register) or by contacting the *FCA* on 0800 111 6768.