

Home

We are aware that world of mortgages and insurance can be a daunting one. Our service does the hard work for you, providing you with a personal, friendly, face-to-face service, which is also thoroughly detailed and likely to lead to a successful mortgage.

We also work to find ideal insurance policies for our clients.

We care about our clients needs, and like to see them get exactly what they want.

Independent Mortgage Advisors

We are an independent mortgage advisor in Nuneaton, meaning we are in no way influenced by third parties, including banks or insurance companies. We find out exactly what you want during the consultation process, then find you the best deal possible.

Automatic Review Process

As our client you will be contacted 2 months before your fixed/tracker rate is due to end. We will review your situation to look for any better deals available to save you money. This review process can save our clients thousands of pounds in some cases.

Free Quarterly Newsletter

At no cost, this useful brochure will keep you updated about the latest in the mortgage and protection world. This service is optional – so you can opt-out if you prefer.

Personal Service

We gladly serve clients nationwide and offer mortgage home appointments in Nuneaton, Hinckley, Bedworth, Bulkington, Market Bosworth and all surrounding villages. We also have a fully staffed office on St Nicolas Park in Nuneaton if you would prefer.

We are available to all clients in the Coventry, Warwickshire, Leicestershire and Tamworth areas.

First Time Buyers

Detailed mortgage advice for the all-important first property you wish to own...

Re-Mortgaging

We make re-mortgaging as easy as possible with our expert advice and tips...

Buy To Let

Experienced or aspiring landlords are welcome, and we help each one find the best property for them, whichever stage they are at...

Insurance

Buildings and contents insurance to cover the loss of damage of your possessions, should anything go wrong...

Life Assurance

Find the best plan available for the most basic form of life insurance...

Protection

Critical illness cover, income protection, mortgage payment protection and more. We can find you the most affordable and comprehensive plans...

About Us

We are a very experienced mortgage and insurance advisor in Nuneaton, who seek to give you the most thorough and detailed service possible.

Find out more about us and the level of service we provide to each of our clients...

Contact Us Today

To contact us for a consultation regarding the best suited mortgages or insurance policies for you or your family, feel free to get in touch with us today.

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

About Us Page

Our mortgage advisory service aims to give each of our clients a quality experience, tailored to them.

We meet with clients who need mortgage or insurance advice in Nuneaton and surrounding areas.

We leave no stone unturned when meeting with you to discuss your details and requirements, and we do everything we can to prevent any oversight.

Our aim is to get you the best mortgage or insurance plan to suit your wants and needs, to give you the ideal life situation.

We do this by:

- Carrying out a thorough interview process,
- Carrying out comprehensive research
- Using our detailed knowledge of the mortgage and insurance industry to find the best deals for you

Our Experience

As well as having over 10 years of experience advising clients on independent mortgages and insurance, we also have extensive experience working as estate agents.

This means we understand the overall moving process very well, and we have also done consultancy work for estate agents such as Yopa and Purple Bricks, giving us an understanding of new world solutions to common problems.

Personal Meetings

Whenever possible, we like to meet our clients in person. If you live in Nuneaton, Hinckley, Bedworth, Bulkington, Market Bosworth or any surrounding villages – we can arrange a personal meeting.

Meeting face-t-face gives us a sense of whether our working relationship will be harmonious, and it gives you the chance to see if you are happy to work with us.

A mortgage or insurance advisor should of course be trustworthy, and we know that trust must be earned, not assumed.

After an interview process, we encourage you to go away and digest all of the information and possibilities we have given you, and only decide to take further action if you feel it is the right choice.

We are not the kind of company to try to make you sign up on the spot, or offer discounts for quick signatures. We are quite different. Our focus is always the wellbeing of our clients, and for them to make the right decisions, whether it involves us or not.

Independent And Whole Of Market Mortgage Advisors

We are independent mortgage advisors, meaning we are not influenced by any third parties, such as banks or insurance companies.

We are also unrestricted on what we can offer to our clients on the mortgage or insurance market, leaving you to make the best choice possible.

Mortgages Page

Personal mortgage advice to suit your lifestyle, wants and needs in Nuneaton and surrounding areas.

First Time Buyers

We seek to make the first-time buying of a property as easy as possible. Our advisory services help to break everything down for you so decisions are easy to reach.

In addition to this, we have 10 top tips for first time buyers:

1. Be Realistic

When it comes to your budget and spending, make sure everything is affordable. A budget calculation helps to accomplish this.

It is wise to seek a Decision in Principle certificate, so that you know how much you can offer when you've found the right property.

New homes will require furnishings, whereas older properties may require extensive work such as re-wiring, re-flooring or tiling.

Make sure you factor all potential costs into your budget on top of the purchase price, as well as other fees like conveyance and stamp duty.

2. Bring An Experienced Home Buyer To View The Property

This can be invaluable to spot things you may have missed. Perhaps a parent or a home-owning friend would be happy to come along and keep an eye out for all the good and bad within a property.

If this is not possible, make sure you bring an experienced home buyer with you when arranging a second viewing. You never know what they might spot...

3. Extra Costs

If living independently for the first time, be sure to budget for expenses such as council tax, gas and electricity bills, boiler maintenance and home repairs.

4. Council Tax

Find out beforehand what the Council Tax charge is. The selling agent should be able to tell you which tax band the property is in, and how the charges are levied by the local authority.

5. Good Local Schools

If these are nearby, this will make your property easier to sell in the future. It might also raise your purchase price...

6. Security Levels

Remember that if you are moving from a low to higher crime rate area, or if your vehicle storage changes from locked garage to on-road parking, this is likely to raise your car insurance premiums.

7. Public Transport Availability

Find out how best to reach your new property via public transport, even if for any of your friends or family without a car. Find out local bus routes, train service frequency and the range of flights available at your local airport.

8. Local Amenities

What do you like to do? What conveniences do you enjoy? Make a list. Whether it is the choice of supermarket, sports centres, pubs, restaurants, shops or cinemas, scout your local area to make sure everything you need is in the area of your new property.

9. Internet Availability

Most of us rely on the internet for many things. If that includes you, make sure you are clear on the internet availability and speed in your new area. Ask your selling agent, they should know.

10. Commutability

Living close to work is always a joy. Commuting can be a drag, and an expense. If property is more expensive near your place of work, weigh up the additional expense against the costs and time of commuting. Lift sharing with local colleagues is always a possibility too.

Re-mortgage

Remortgaging means you are switching to another deal, and usually another lender.

While remortgaging can occur to consolidate debt, remortgaging usually occurs because it will work out cheaper for people. An introductory rate with your current lender might have ended, and now there are other discounts or lower APRs on the market, for example.

But beware, remortgaging is not always the best option. Even if you are being offered a lower APR elsewhere, you must also consider:

- The new lender may charge you fees – for valuation and solicitor services, even if you paid these with your current lender. With that said, many products do offer incentives such as free valuation and solicitor services.
- The overall repayment period. You might be paying less monthly – but check the final repayment date! It might last longer than your current mortgage.

You may be able to switch your mortgage deal with your current lender without extra costs. Many lenders allow switching of mortgages reasonably frequently.

Think carefully before securing other debts against your home. Your home may be repossessed if you do not keep up repayments on a mortgage or any other debt secured on it.

Adding short term debts to your home could increase the term over which they are paid, which will increase the overall amount payable.

If you re-mortgage, you might have to pay an early repayment charge to your existing lender. But don't worry, we will check this for you before making any application.

Buy To Let

Before you jump into being a private landlord, be aware that it is not often as easy as everyone thinks. It can be risky and more complicated, time consuming when compared to other investment, and there is no guarantee of house prices rising.

With that said, over time, letting out a second property to tenants can reap considerable financial rewards.

The Financial Conduct Authority does not regulate some forms of buy to let lending.

There are 3 main differences in securing buy to let mortgages compared to regular mortgages:

1. Rent Potential – offering a buy to let mortgage is often decided on the rent you will earn in addition to your income. Sometimes your income is not even considered.
2. Interest Rate – Buy To Let Mortgages have slightly higher interest rates than normal.
3. Larger Deposit – typically a minimum of 20% or 25% of the property's value is required for deposit.

Income or Capital Growth?

When buying a second property to let, you will need to decide whether your main aim is to receive a monthly additional income, or mainly profit through selling at a higher price later on. This decision can affect the type of property you purchase, and the location.

Additional Costs...

As well as the monthly mortgage repayments, there are additional costs.

You should be aiming to receive a gross rent of about 135% of the rental property's interest-only mortgage repayments. This is to cover your costs should anything go wrong.

These additional costs include:

Property upkeep

Maintenance costs for the property

Letting agent's fees

Around 10% of the monthly rent for finding and vetting tenants, with an additional cost of around 5% if you require a full management service.

Ground rent/service charges

Applicable to leasehold properties.

Legal insurance

To cover costs from evicting tenants in the event of non-payment. This is very important, as it can be very expensive.

Insurance

Building insurance and contents insurance for the items provided as part of the rental agreement.

Furnishings

Purchasing furniture can be expensive. If the property is to be let furnished, make sure you are covered for this by your home insurance.

Gas/electrical appliances.

Costs of maintaining the appliances and ensuring they comply with any regulations such as safety test.

Decorating costs

The property may require some work. Anything from painting to a new bathroom suite might be required before it is suitable for letting.

Protection Insurance Page

Life Assurance

What is it?

The most basic form of life insurance, and usually the cheapest way to insure your life.

It covers you for a fixed period and pays out a one-off lump sum if you die during the policy term.

With some term insurance policies, you can add additional options. Critical illness cover, for example. If you add on critical illness cover, the plan will pay out on diagnosis of a qualifying critical illness, or if you die during the term of the policy.

Who Is It For?

Designed for those who want to leave a lump sum in the event of their death within a specified time period, all while keeping the cost to a minimum.

Term assurance can give your family financial protection in the event of a tragedy, and is particularly important if you have young children or dependents.

The payout can be used to cover a mortgage or other loan so that your family is protected from having to repay the debt if the main breadwinner has passed away.

As independent mortgage advisors in Nuneaton and the surrounding areas, we can help you to find the plan that best suits your needs.

Critical Illness Cover

A critical illness plan pays out a lump sum on the diagnosis of certain specified illnesses. It is often "bolted on" to a life assurance policy as an additional benefit, but can also be a standalone plan.

Who Is It For?

Designed for individuals or families who want a lump sum if diagnosed with a serious illness. This lump sum could be used to repay a loan, mortgage, or pay for time off work. It could even be used to pay for any necessary alterations to your home.

Quality of cover varies significantly between providers. Since we are independent mortgage advisors in the Nuneaton and surrounding areas, we can find you a critical illness plan to best meet your requirements.

Income Protection

What Is It?

Income protection pays out regular income if you are unable to work due to accident or illness. These plans continue to pay out an income as long as you are unable to return to work up until the end date of the policy, which is usually your normal retirement age.

This type of plan is often seen as the foundation of any financial planning, since it is likely that other plans will have to be given up if sufficient income is not coming in to the household.

Who is it for?

For anyone currently working, either employed or self employed.

What If My Employers Provide Sick Pay?

It is unlikely to last longer than twelve months, so ongoing protection is essential. Plans can be adapted to fit in with any existing protection you might have.

As independent financial advisors in Nuneaton, with a deep knowledge of the income protection market, we can help you find the plan best suited to your needs.

Short Term Income Protection

Also known as payment protection insurance, other products are available to protect you against loss of income. For impartial information about insurance, please visit the website www.moneyadvice.service.org.uk.

Mortgage Payment Protection

What is it?

Often referred to as Accident, Sickness and Employment cover, or ASU, this cover ensures you can make your mortgage payments in the event of accident, sickness or unemployment.

These plans usually pay benefits for up to two years. If you are seeking payment for a longer period, then Income Protection Insurance is generally more suitable.

Please note there is no legal requirement to have such cover. It is optional. Potential mis-selling of these products has generated much interest from the media and industry regulator in recent years.

With this said, these plans can still be right for certain people in certain circumstances.

Who Is It For?

Designed for people worried about being able to continue their mortgage payments in the event of losing income due to accident, sickness or unemployment.

Please note it is extremely important that you take independent financial advice before taking out this type of plan, since they are not always the best or cheapest option.

Insurance

Buildings Insurance

If you have a mortgage, your lender will insist your property (and their security) is protected by buildings insurance. This usually pays out in the event of property destruction by fire, floods or subsidence (although you will need to check beforehand if you live on a flood plain, for example)

Damage to fixed fittings such as baths and kitchens are often included, as well as sheds, garages and greenhouses.

Buildings insurance might be offered to you when you take out your mortgage, but you don't have to take it. Use the key policy information to shop around and get the best deal for you.

When Might I Not Need Buildings Insurance?

If you purchase a leasehold property (such as an apartment within a block of flats), the freeholder might have arranged buildings insurance for the whole block, in which case you might already be covered.

What Isn't Covered In Buildings Insurance?

Your cover is based on what your home would cost to rebuild. The Building Cost Information Service (BCIS) website has an online tool to help you calculate the sum you should insure your building(s) for, in case your home has to be entirely rebuilt.

You must tell your insurer if you extend your property, for example with a loft conversion or conservatory. Your belongings are not covered – these need to be covered separately with contents insurance.

Keeping Costs Down

As with everything else, always shop around for the best deal. Combining buildings and contents insurance might lead to savings.

Most policies have a standard excess charge. This means you agree to pay the first part of any claim, e.g. £50 or £100. If you agree to pay a higher excess, you might get a cheaper policy.

Always compare what the policy covers, not just the price. The key policy information will help you do this. Cheaper does not mean better protection. It might mean less protection.

What are the benefits of legal insurance?

- Accidental Damage Cover
- Building Cover
- No Claims Discount
- Legal Liability

- Metered Water
- Loss of rent or costs for alternative accommodation

Contents insurance

What's It For?

Contents insurance covers the loss or damage to the contents of your home.

This includes your furniture, possessions and electrical goods.

Some policies cover you for items you take outside, such as jewellery and briefcases, and policies can offer different levels of cover.

Generally speaking, you'll be covered against fire and theft, and have the option to insure against damage you may cause by accident. It is always vital you thoroughly read and understand full policy terms and conditions.

If not already covered by contents insurance, you may wish to consider travel insurance for insuring your personal belongings whilst travelling.

What Isn't Covered?

Anything beyond the maximum your insurer says they will pay. It may pay a maximum amount on sign articles. You'll need to specify the value of the clients.

Some companies limit their payout over certain items, so you'll need to specify more expensive items such as jewellery or camera equipment.

If you leave your home empty for extended periods, your cover might be affected.

Building damage is not covered – this is covered under buildings insurance.

Keeping Costs Down

Many insurers offer discounts if you have a burglar alarm, window locks or if you're a member of the Neighbourhood Watch scheme. You might also get a deal if you combine contents and buildings insurance.

Most policies have a standard excess charge, meaning you agree to pay the first part of the claim, for example the first £50 or £100. If you agree to pay a higher excess, you might get a cheaper policy.

Remember once again to compare what the policy covers, rather than just the price. The key policy information will help with this. Price isn't everything, since coverage can vary. Make sure you get the cover you need.

Level Of Cover

Some contents insurance policies will replace old damaged appliances and possessions with new ones when you claim. This is known as "new for old".

Remember the premium might go up the following year, or the insurance company might refuse you cover for the same risk if it happens more than twice, for example.

What Is Covered?

- Accidental Damage Cover
- Credit Card Misuse
- Deeds, registered bonds and personal documents
- No Claims Discount
- Domestic outbuilding contents (other than garages)
- Door lock replacement
- Frozen food
- Garden
- Gold, silver, jewellery and furs
- Money
- Seasonal / Wedding increase info

Contact Us Page

To contact us for independent advice on mortgages or insurance policies, feel free to fill out the form below, and we can arrange to meet for a free consultation to discuss exactly what you need.