



## IMPORTANT Information about Niche Mortgages Limited FSP 7292312

### **License status and conditions**

Astute Financial Management Limited FSP641829 (Astute) holds a license issued by the Financial Markets Authority to provide financial advice service

Niche Mortgages Limited FSP 7292312 is authorized by that license to provide financial advice service. Our contact details are:

**Address:** 2nd Tower, Devonport Wharf, Marine Square, Devonport, Auckland, 0624  
PO Box 32 464 Devonport Auckland 0744

**Telephone:** +64 9 445 0400

**Website:** [www.nichemortgages.co.nz](http://www.nichemortgages.co.nz)

**Email:** [help@nichemortgages.co.nz](mailto:help@nichemortgages.co.nz)

We provide financial advice on Mortgage Products/Consumer Credit Contracts

We encourage you to read the important information given below. It may help to decide whether your financial needs may be met by engaging us.

### **Nature and scope of our financial advice service**

We engage financial advisers to provide financial advice on the following financial products:

#### **Residential and personal loan products**

We, through our advisers, provide financial service about residential and personal loan products only from the following providers (also known as lenders):

ANZ Bank New Zealand  
ASAP Finances  
ASB Bank  
Avanti Finance  
Bank of New Zealand  
BaseCorp Finance  
Bluestone Mortgages NZ  
CFML Lending  
China Construction Bank (New Zealand)  
Credit Union Baywide  
Cressida Capital One  
DBR  
FICO Finance  
First Mortgage Managers  
Funding Partners  
General Finance  
Gold Band Finance  
Heartland Bank  
Industrial and Commercial Bank of China (New Zealand)  
Liberty Financial  
Metro Finance  
NZ Provident Corp  
Oxford Finance  
Pepper New Zealand

(continued lenders)

Plus Finance  
Property Funding Securities  
Prospa NZ  
Resimac Financial Securities  
Southern Cross Finance  
Southland Building Society  
Strata Funding  
The Co-operative Bank  
TSB Bank Limited  
Westpac New Zealand  
Wroxtton Finance

We do not provide financial advice service related to:

- a. Investment products (e.g., shares, bonds, managed funds, etc.) and KiwiSaver products; and
- b. Estate planning (such as Wills, Enduring Powers of Attorney, and trusts of any description).

You will need to consult appropriate specialists if you would like advice on “a” and “b” above.

#### **Fees, expenses, or other amounts payable**

In the majority of cases, we do not charge any fee, expense or other amount for the financial advice provided to you or for implementing that advice. Our remuneration is paid by the product providers by way of commission. However, we may charge a fee for the financial advice service provided to a client where a client repays a residential home loan within a defined time (being 24 or 27 months) from the date it is drawn down. Whether a fee will be charged, the manner in which it will be charged and the date by which the fee will be payable will be advised when the financial advice service is provided to the client.

#### **Conflicts of interest and commissions or other incentives**

##### **Residential and personal loan products**

We and Astute will receive commission from the lenders who provide residential and personal loan products. If you decide to take out a residential or personal loan, then the lender will pay commission based on the amount of loan settled with that lender or lenders. Our adviser takes drawings from Niche Mortgages Limited.

From time to time, various product providers (described previously) may also reward us and/or Astute for the overall business provided to them. They may give tickets to sports events, hampers, or other incentives. To ensure that our financial advisers prioritise the client’s interests above their own, we follow an advice process that ensures our recommendations are made based on the client’s personal goals and circumstances. All our financial advisers undergo annual professional development refresher training about how to manage conflicts of interest. We maintain registers of conflicts of interests, and the gifts and incentives received.

##### **Complaints handling and dispute resolution**

We take all complaints seriously and works to resolve them as quickly as possible. If you are unhappy with our financial advice service, and wish to make a complaint, please contact your financial adviser so he or she can try to put things right.

If you do not feel comfortable discussing your concerns with your adviser, you can:

- Call us on +64 9 445 0400 between the hours of 8:30 am - 5 pm weekdays
- Email us at [help@nichemortgages.co.nz](mailto:help@nichemortgages.co.nz)
- Write to us at PO Box 32 464 Devonport 0744 Auckland, addressing your letter to the attention of the Director/Niche Mortgages

#### **How your complaint will be handled**

We will deal with your complaint using our internal complaints handling process. Accordingly,

- We will investigate your complaint by analyzing the information you provided us; and
- We may contact you to get additional information about your complaint.
- We aim to resolve your complaint within 40 days of its receipt and advise you, in writing, our proposed resolution to your complaint.

If we cannot resolve your complaint within 40 days of receipt (or any additional time you have given us thereafter, at our request) you can contact the Financial Services Complaints Ltd (FSCL). FSCL provides an independent external dispute resolution service to consumers with complaints about their financial service providers. This service will cost you nothing and will help us to investigate or resolve your complaint if it is not resolved to your satisfaction using our internal complaints process.

You can contact the FSCL Scheme at:

**Address:** Level 4, Sybase House, 101 Lambton Quay, Wellington 6011  
PO Box 5967, Wellington 6140

**Telephone:** 0800 347 257 or +64 4 472 3725

**Website:** [www.fscl.org.nz](http://www.fscl.org.nz)

**Email:** [complaints@fscl.org.nz](mailto:complaints@fscl.org.nz)

#### **Duties**

- We, Astute and our financial advisers are bound by the following duties under the Financial Markets Conduct Act 2013 to:
- meet the standards of competence, knowledge, and skill set out in the Code of Professional Conduct for Financial Advice Services (Code of Conduct), which form part of the wider regulatory regime for financial advice and ensure we have the expertise necessary to provide you with advice; and
- give priority to your interests by taking all reasonable steps to ensure that the advice given to you is not materially influenced by our own interests or the interests of any other person connected with the giving of advice; and
- exercise care, diligence, and skill that a prudent person engaged in the occupation of giving related financial advice would in the same circumstances; and
- meet the standards of ethical behaviour, conduct, and client care set out in the Code of Conduct, to treat you as we should and to provide you with suitable advice.