
FINAL NOTICE

To: **Talking Mortgage Solutions Limited**

Of: **32a Meadow Close
Coychurch
Bridgend
CF35 5HH**

Dated: **16 September 2009**

TAKE NOTICE: The Financial Services Authority (the "FSA") of 25 The North Colonnade, Canary Wharf, London E14 5HS gives you final notice about a decision to cancel the permission granted to Talking Mortgage Solutions Limited to carry on regulated activities

1. ACTION

1.1 The FSA gave Talking Mortgage Solutions Limited ("TMSL") a Decision Notice on 12 August 2009 (the "Decision Notice") which notified TMSL that for the reasons given below and pursuant to section 45 of the Financial Services and Markets Act 2000 (the "Act"), the FSA had decided to cancel the permission granted to TMSL pursuant to Part IV of the Act ("TMSL's Part IV permission").

2. REASONS FOR ACTION

2.1 On the basis of the facts and matters and conclusions described in its Warning Notice dated 8 July 2009 (the "Warning Notice"), and in the Decision Notice, it appears to the FSA that TMSL is failing to satisfy the threshold conditions set out in schedule 6 of the Act (the "Threshold Conditions").

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2.2 This is because TMSL has failed to maintain capital resources equal to or in excess of its relevant capital resources requirement, and has thereby failed to comply with Principle 4 (Financial prudence) of the FSA's Principles for Businesses.

- 2.3 These failings are significant and material in relation to the regulated activities for which TMSL has permission, and TMSL therefore fails to satisfy Threshold Condition 4 (Adequate resources).

3. DECISION MAKER

The decision which gave rise to the obligation to issue this Final Notice was taken by the Regulatory Decisions Committee.

4. IMPORTANT

- 4.1 This Final Notice is given to TMSL in accordance with section 390(1) of the Act.

Publicity

- 4.2 Sections 391(4), 391(6) and 391(7) of the Act apply to the publication of information about the matter to which this Final Notice relates. Under those provisions, the FSA must publish such information about the matter to which this Final Notice relates as the FSA considers appropriate. The information may be published in such manner as the FSA considers appropriate. However, the FSA may not publish information if such publication would, in the opinion of the FSA, be unfair to TMSL or prejudicial to the interests of consumers.

- 4.3 The FSA intends to publish such information about the matter to which this Final Notice relates as it considers appropriate.

FSA Contact

- 4.4 For more information concerning this matter generally, you should contact Martin Badcock at the FSA (direct line: 020 7066 1560/fax: 020 7066 1561).

John Kirby
FSA Enforcement Division