

ANTI-MONEY LAUNDERING INFORMATION FOR BUYERS

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all buyers to confirm their identity. (For Limited Companies information needs to be provided in respect of the persons noted at Companies House as being the Persons with Significant Control). You also need to provide us with proof of funds. Acceptable documents are as follows:-

IDENTITY: Passport, Photocard Driving Licence, Firearms Licence / Shotgun Certificate.

ADDRESS: Council Tax Bill, Utility Bill or Bank Statement. (Documents must be less than three months old) Please confirm the length of time you have lived at this address.

NATIONAL INSURANCE NUMBER: Please provide your NI number.

PROOF OF FUNDS: Agreement in principle letter from Bank, current Bank Statements, historic Bank Statements to show how cash balance has built up over time, evidence of you selling a property (if you are using the funds to buy the new property), evidence of source of money if funds are gifted to you, evidence of money left to you in a will, receipts of shares being sold.

We need sight of original documents or alternatively you can provide copies Certified as a True Copy of the Original by your accountant or solicitor. We use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. By providing the information requested above you understand that we will undertake a search with Credit Referencing Agencies for the purposes of verifying your identity. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained. We are unable to progress the sale until the above information has been provided.

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