GREENSLADE TAYLOR HUNT

PURCHASER IDENTIFICATION REQUIREMENTS

The Money Laundering, Terrorist Financing and Transfer of Funds (information of the Payer) Regulations 2017

HMRC requires Agents to carry out Customer Due Diligence checks on purchasers of property or land before a transaction can take place. In the case of sales by auction all bidders will therefore be required to register and provide identification prior to the start of the auction.

Two separate proofs of identification (one for proof of identity and the other for proof of address, the same form of ID cannot be accepted for both) are required.

To enable the Agent to comply with the Regulations, the prospective purchaser must supply certified copies online or originals to the agent of the following:

Evidence of Identity

- Current passport
- Current UK photo driving license
- Firearms or shotgun certificate
- Other official document containing the Client's photograph

Evidence of Address

- Recent utility or council tax bill or statement (not mobile phone bill)
- Current bank or building society statement
- Recent mortgage statement
- House or motor insurance certificate
- Current UK driving license (if not used as proof of identity)
- Vehicle registration document

Please do not send original documents in the post.
Certified copies of identification should be obtained from a Solicitor, dated and signed "original seen" and include the contact details of the person certifying the copies. If a good reproduction of photographic evidence of identity cannot be achieved, the copy should be certified a good likeness of the Client.

In the case of a Company purchase the purchaser should provide:

i) the original or a certified copy of incorporation (a website search if registered with Companies House complies), and
ii) evidence of identity as listed above on two directors or one director and the company secretary.

The Agent assures the purchaser that, except in so far as is necessary to comply with the Agent's legal obligation, the Agent will treat the information supplied as confidential in all respects.

Source of Funds
We need to establish how you intend to fund the purchaser and the source of the funds, for you to be registered to bid. The information to be provided depends on the source of funding and can include the following:

- Bank Statements showing available funds for the cash amount (for cash buyers)
- Further bank statements from past years to show how the money has been accrued over time, if from savings.
- A letter from the solicitor who acted on the sale or a completion statement and a copy of the contract for the solicitor who acted on the sale **and** a bank statement evidencing the receipt of sale monies (if using funds from a sale to buy the property)
- A copy of the deceased's Will or a letter of distribution from the solicitor / letter from Executor confirming the sum to be received or a copy of the grant of property **and** a copy of the purchaser's bank statement showing receipt of the monies (if monies derived from an Inheritance)
- Sale of shares or other investments: A statement from the purchaser's investment provider; or a copy of the purchaser's portfolio from their financial advisor, evidence of how the purchaser accumulated these shares; **and** a bank statement evidencing the receipt of the sale monies
- Turnover / trading revenues: copies of the accounts for the period over which the relevant funds have been acquired and evidence of the monies in the company account.
- Dividends or profits from company: The latest audited company accounts/dividend statement for the period over which the relevant funds have been acquired; **and a** copy of the purchaser's bank statement showing receipt of the monies.
- Third Party Gift or Loan: A letter from the person gifting / loaning the monies confirming the amount of the gift / loan; **and** evidence of their identity and confirmation of how they accrued these funds.