

ANTI-MONEY LAUNDERING ID REQUIREMENTS

We are obliged to carry out extensive verification checks as part of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"),

We are obliged to take evidence of identity for:

- (i) the successful Buyer;
- (ii) The successful bidder if different from the Buyer;
- (iii) If the successful bidder differs from either of the above, we need evidence of the person providing the funds for the deposit along with the Buyer's Fee, if appropriate.

If you are bidding as an agent or representative for the Buyer, you will need to provide us with written evidence of your authority to act in this capacity.

The table below provides a guide to the documents required to verify your identity. In addition to requesting documentary evidence, we may also undertake third-party electronic identification verification.

We may only process any personal data obtained to comply with anti-money laundering regulations to prevent money laundering or terrorist financing.

Who		Requirements ID & Proof of Address (Dated within the last three months)
Bidder (the person bidding at the auction)		<ol style="list-style-type: none"> 1. ID relating to the bidder 2. If you are bidding as an agent for the Buyer, written proof of your authority to act as an agent
Buyer (the person or entity that will own the property)	Individual(s) (unless the person(s) is/are the bidder)	ID relating to the Buyer(s)
	UK registered Limited Company or Limited Liability Partnership	<ol style="list-style-type: none"> 1. ID for the person(s) dealing with the transaction 2. ID for the person(s) who (directly or indirectly) hold more than 25% of the capital, profits or voting rights 3. For an LLP, ID for two designated members
	Unincorporated business or partnership	<ol style="list-style-type: none"> 1. ID for the person(s) dealing with the transaction 2. ID for the person(s) who (directly or indirectly) hold more than 25% of the capital, profits or voting rights
	Trusts	<ol style="list-style-type: none"> 1. Copy of the Trust Deed 2. ID for two trustees, including the trustee dealing with the transaction 3. ID for beneficiaries with an interest of more than 25% in the trust 4. ID for the settlor(s)
	Foreign registered companies	<ol style="list-style-type: none"> 1. Certificate of incorporation 2. Memorandum of association and evidence of registered office 3. Register of shareholders, including those for parent companies and group structure if applicable 4. ID for the person(s) who (directly or indirectly) hold more than 25% of the capital, profits or voting rights
Provider of funds for deposit (unless the funds provider is also the Buyer or the bidder)		<ol style="list-style-type: none"> 1. Establish the link between the bidder/buyer and the funds provider (unless the funds provider is also the Buyer or the bidder) 2. ID for the funds provider as described above

Please Note: "ID" means

1. Photo ID, e.g. passport, driving licence card;
2. Proof of residential address, e.g. council tax bill, bank statement.