



Money Laundering Regulations

The Money Laundering Regulations 2004

From 1st March, 2004 legislation came into force imposing obligations on all estate agents to implement procedures to combat money laundering, by confirming the identity of all sellers of property.

The law requires us to obtain proof of identity on or before the date of signing the confirmation of marketing agreement. To avoid unnecessary delay in proceeding with a proposed sale, we would ask that you make the appropriate documents available at the time you instruct us to sell your property. In the case of a joint sale, proof of identity of all parties involved in the transaction is required. The documents most commonly acceptable as proof of identity are:

- A) A photo-card driving licence and counterpart**
or
- B) A National Identity Card showing a photograph and confirming your name and address**
or
- C) A current passport together with a council tax demand, utility bill or bank statement showing your current address (dated within the last three months)**

We hope that these new requirements will not cause any inconvenience or delay and ask for your co-operation in assisting us to comply with this legislation.

Information files available on all items below....just ask

- Why choose us to sell your home? ✓
- Methods of sale ✓
- What is an EPC? ✓
- Preparing Your Home for market ✓
- Preparing legal documentation ✓
- I'm on the market – what happens now? ✓
- Selling in a difficult market ✓
- Types of survey ✓
- I have a buyer – what happens now? ✓
- What is a chain? How does it affect me? ✓
- I'm not happy with my survey ✓
- The legal process for sale ✓
- The legal process for Purchase ✓
- Exchange of Contracts ✓
- Moving Day ✓