



SOURCE OF FUNDS

We are required to comply with strict Money Laundering Regulations and our files are likely to be checked to ensure that we are doing so. We face professional sanctions and criminal proceedings if we do not make reasonable enquiries to establish that clients funds are not derived from criminal activity which includes tax avoidance.

Please let us know how your purchase will be funded.

PURCHASE PRICE

£ _____

1. Savings from employment/business income:

We cannot accept funds from your business or company account

£

2. Inheritance

£

3. Family loan or gift (we will require an acknowledgment in the form attached)

£

4. Re-mortgage already completed

£

5. Sale of property or other assets

£

6. New mortgage

£

7. Other – please specify

£ _____

£ _____

Please provide the originals of the following:

1. Bank statements for the last 3 months showing the funds paid into in your account. If you are selling a property, then the statement provided will be the account that the balance of sale proceeds will be paid into.

2. Letter from solicitor showing amount received from: Inheritance, Re-mortgage that has already completed and/or sale of property and/or assets.

3. Please note it is your responsibility to ensure that you have sufficient funds to complete the transaction. If you are selling the property and have to repay lending you should take into account any early repayment fees. If you are obtaining funds by way of a gift you from a third party you should ensure that the gift is made and cleared funds are in your account prior to exchange of

contracts. If the financial circumstances of the person providing the gift change or if for any other reason the gift is not made you will remain contractually obliged to complete the transaction and will suffer loss and penalties including potentially the loss of your deposit up to the full 10% of the purchase price.

If applicable

**DO NOT COMPLETE. WE WILL CONTACT THE DONOR(S)
SEPARATELY AS SOON AS YOU PROVIDE DETAILS**

2017

Our ref: MJB/SB/

Dear

Re:

I have been instructed by _____ in their purchase of the above. I understand you will be gifting to them the sum of £ _____,000.00 towards the purchase of their property.

I understand that this gift is to be non-refundable and unconditional. Furthermore please note that by providing this gift you are claiming no rights or interests in this property. This means that you have no right to reside at the property nor will you benefit from or receive any money on any future re-sale. You also have no power to affect any sale of the property. You should note your gift will be used by our clients equally or in such shares as they may agree on. Please let me know if this was not your intention.

Please note that as you will be providing a gift I will need to carry out a bankruptcy search. Please complete the enclosed verification of identification form.

I will also need for you to confirm where the money is coming from and should be grateful if you would complete the source of funds sentence below.

I strongly recommend that you take your own independent legal advice on the contents of this letter.

Once you have had an opportunity to consider the above and should you wish to proceed please would you sign and return the enclosed duplicate copy by way of acknowledgement.

I look forward to hearing from you.

Yours sincerely,

MATTHEW BALL

Rightconveyancing

matt@rightconveyancing.com

I/we confirm that this money is being provided by way of

.....
.....
.....

..... Signed

..... PRINT FULL NAME

..... Dated

..... Signed

..... PRINT FULL NAME

..... Dated