

Compliance Introduction

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) introduced the requirement for the completion of due diligence on all relevant persons following the changes in the Fifth Money Laundering Directive.

Global 1 are required to conduct Due Diligence in accordance with MLR 2017. In order to protect your privacy we will redact documents to remove any information that is often not necessary for the purposes of CDD, or which relates to third parties. We will require (but are not restricted to) the following documentation to complete our CDD procedures:

What we need

For private individuals, please provide one item from BOTH Table A and Table B:

Table A

- Valid passport
- Valid photocard driving licence (full)**
- National identity card
- Firearms certificate or shotgun licence
- Identity card issued by the electoral office of Northern

Table B

- Valid photocard driving licence (full)**
- Utility bill*
- Bank statement*
- Current council tax statement
- Latest mortgage account statement *

* The document must not be printed off the internet and must be dated in the last 3 months.

** A valid photocard driving licence cannot be used for both table A and B.

For UK corporate entities, please provide confirmation of authorised signatories and then one document from the below for all authorised signatories and any shareholders who own more than 25%:

- Valid passport
- Valid photo card driving licence (full)**
- National identity card
- Firearms certificate or shotgun licence
- Identity card issued by the electoral office of Northern Ireland

For corporate overseas companies please provide the items below:

- Certificate of Incorporation
- Memorandum and Article of Association
- Register of Directors (and valid photo ID for key/influential directors)
- Register of Shareholders/Members (also required for all corporate shareholders who own more than 25%)
- Valid photographic ID from table A above for any shareholders who own more than 25%
- Original Trust Deed and deeds of amendments (if applicable)
- Confirmation of authorised signatories and IDs for all signatories

NB: Our corporate documentation may not be restricted to the information above. We may request additional documentation depending on the type of entity owning the property.

Source of Funds and Source of Wealth

Any party making payment toward the purchase will be required to provide us with information on their Source of Funds/Source of Wealth. Source of Funds requires you to evidence you have the monies to purchase the property. Source of Wealth is evidence on how you have accumulated your wealth.

Acceptable Source of Funds

- Bank statements* – to evidence you have the funds to purchase the property*
- Letter from solicitor/accountant
- Evidence of funds from sale of another property

*Online bank statements are acceptable

Acceptable Source of Wealth

- Letter from the solicitor/accountant i.e. inheritance confirmation, divorce settlement
- Bank statements (evidencing regular income)
- Payslips (last three months)

Vendors

- Confirmation of legal owner & current home address / or company / trust ownership details
director/s names & registered address
- If owned by a company, then we require a copy of company incorporation certificate.
- Copy of Land Registry Title Deeds showing legal ownership of this apartment/house.
- Passport ID in colour (certified) of legal owner / director.
- Utility bill showing owner of property name & address (certified)
- Current home address of legal owner.

Certification

All documents must be certified by a Global1 member of staff on seeing the originals or by an authorised person who must send certified documents directly to Global 1. An authorised person is a member of an institute or other professional organisation that is required to abide by AML regulations (i.e. a regulated solicitor, qualified accountant or registered notary). The certification should confirm:

- The certifier has seen the original document and that it is a true copy and true likeness
- Name of certifier
- Contact telephone number and email address of certifier
- Formal stamp or official seal from the certifier's organisation confirming their professional capacity
- Date of certification

Why we need it

Money laundering is a global requirement that affects all countries in varying degrees. As a company conducting Estate agency business we are required to comply with all applicable anti money laundering regulations. As Global 1 are headquartered in the UK, our CDD procedures are based on the Estate/Letting Agency Guidance for Money Laundering Supervision published by Her Majesty's Revenue & Customs (HMRC). To comply with our regulatory requirements, we are required to verify the identity and address of our Vendors, Landlords, Buyers, tenants, permitted occupier, guarantor, Companies and other relevant persons or Entity.

What will we do with your information

All data that we hold about you as an individual (your "Personal Data") will be held and processed by Global 1 are strictly in accordance with all applicable data protection legislation.

Global 1 will only use your Personal Data for the purposes for which it is collected and only retain it for as long as reasonably necessary to fulfil such purposes.

Accordingly, any information you provide to us for completing our Due Diligence procedures will be used solely for this purpose, unless you instruct us otherwise. Unless we have your consent or instructions to do so, we will not share your personal information with any third party except where (1) such sharing is a necessary part of the activities that we undertake, or (2) such sharing is necessary to comply with our legal obligations.

We will process your Personal Data using our own systems and, as appropriate, share such information with our third party service providers for the purposes of information verification and validation.

It is your legal right to obtain further information from us concerning your Personal Data, including a description of the data we hold and how we use it. Upon request we will provide you with a copy of our Privacy Policy. Should you have any queries concerning data protection or your Personal Data, please contact the Global 1 member of the team at info@theglobal1.com