

Anti Money Laundering

All estate agents have a legal obligation to conduct identification checks on their customers in accordance with the Anti-Money Laundering legislation.

For sellers this must take place at the point you instruct I Am The Agent. For buyers this must take place at the point your offer is accepted by a seller.

We shall carry out an electronic identification check which has no impact on your credit rating and any information that we receive in connection with that search will solely be used for the purposes of the Anti-Money Laundering legislation.

Once the result of the electronic check is ascertained, unless we have a copy of acceptable photo ID (see List 1 below), we shall ask you two simple security questions to confirm that you are the person identified.

In any case where we have been unable to verify a customer's identification by way of an electronic check you will be required to provide us with **two** forms of identification, **one from LIST 1** and **one from LIST 2** below. Without this, we are not able to proceed with the transaction.

LIST 1	LIST 2
Current signed passport	Utility bill (gas, electric, satellite television, landline phone bill) issued within the last three months
Original birth certificate (UK birth certificate issued within 12 months of the date of birth in full form including those issued by UK authorities overseas such as Embassies High Commissions and HM Forces)	Local authority council tax bill for the current council tax year
EEA member state identity card (which can also be used as evidence of address if it carries this)	Current UK driving licence (but only if not used for the name evidence)
Current UK or EEA photocard driving licence	Bank, Building Society or Credit Union statement or passbook dated within the last three months

LIST 1	LIST 2
Full old-style driving licence	Original mortgage statement from a recognised lender issued for the last full year
Photographic registration cards for self-employed individuals in the construction industry -CIS4	Solicitors letter within the last three months confirming recent house purchase or land registry confirmation of address
Benefit book or original notification letter from Benefits Agency	Council or housing association rent card or tenancy agreement for the current year
Firearms or shotgun certificate	Benefit book or original notification letter from Benefits Agency (but not if used as proof of name)
Residence permit issued by the Home Office to EEA nationals on sight of own country passport	HMRC self-assessment letters or tax demand dated within the current financial year
National identity card bearing a photograph of the applicant	Electoral Register entry
	NHS Medical card or letter of confirmation from GP's practice of registration with the surgery

Unless your Local Property Specialist has taken a copy of the original document in your presence the copies that are provided **must** be certified and the Post Office provides this service. Please follow the link below to find where this service is available.

<http://www.postoffice.co.uk/document-certification-service>

Alternatively, you may use a solicitor, notary, bank, financial institution, independent professional person, a family doctor, chartered accountant, civil servant, or minister of religion.