



Information for bidders and buyers on AML ID Requirements

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 carry out more extensive verification checks than has previously been the case.

Evidence of identity is required for (i) the successful buyer; (ii) and, if different from the buyer, the successful bidder; (iii) and, if different from either of those, the provider of funds for the deposit and/or the Buyer’s Fee if appropriate. If you bid as an agent or representative for the Buyer, you will also need to provide us with written evidence of your authority to act in such capacity.

The table below provides a guide to the identification documents that are required. We may, in addition to requesting documentary evidence, undertake third party electronic identification verification.

Any personal data obtained for the purposes of complying with anti money laundering regulations may only be processed for the purposes of preventing money laundering or terrorist financing.

Note: “ID” means

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

| Who | | Requirements ID & Proof of Address (Dated within the last 3 months) |
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| Bidder (the individual bidding at the auction) | | <ol style="list-style-type: none"> 1. ID relating to the bidder 2. If you are bidding as agent for the buyer, written proof of your authority to act as agent |
| Buyer (the individual or entity that will own the property) | Individual(s) (unless the individual(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 individuals dealing with the transaction 2. ID for the individuals who (directly or indirectly) hold more than 25% of the capital, profits or voting rights 3. For an LLP, ID for 2 designated members |
| | Unincorporated business or partnership | <ol style="list-style-type: none"> 1. ID for the individuals dealing with the transaction 2. ID for the individuals 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 2 trustees, including the trustee dealing with the transaction 3. ID for those 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 individuals 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 |