



House Purchase Source of Funds and Wealth

You can pay the purchase price of your property (or balance of the price) to me by cheque or by bank transfer/Internet banking. Cheques should be made payable to "Neil Risk, Solicitor". Please phone or call along the office for my Client Account details if you wish to pay by bank transfer or Internet banking, as I am unable to provide these details in an email for security reasons.

I will require the purchase price (or balance thereof), plus any Land and Buildings Transaction Tax (and/or Additional Dwelling Supplement) and the registration dues of the Disposition (your title) and, if applicable, the Standard Security (mortgage deed) before completion can take place. Details of the amounts required can be found in your Estimate. If you are paying by cheque, I must have the cheque in my hands 7 working days before the date of settlement to make sure that the cheque clears. If paying by bank transfer/Internet banking, I will need the funds in my Client Account the day before settlement is due to take place.

To satisfy the Law Society of Scotland's anti-money laundering requirements, I am required to produce evidence of the "source of funds" and the "source of wealth" with which I intromit on behalf of clients. This is because I have to comply with the provisions of the Society's Practice Rules 2011, in particular Rule B6: Accounts, Accounts Certificates, Professional Practice & Guarantee Fund. More advice and information about compliance, and in particular guidance specific to solicitors in Scotland and the Joint Money Laundering Steering Group Guidance adopted by the Law Society of Scotland can be found at:-

<http://www.lawscot.org.uk/rules-and-guidance/section-b/rule-b6-accounts,-accounts-certificates,-professional-practice-and-guarantee-fund/advice-and-information/b6-money-laundering---links-to-further-information>

Depending on how the funds are paid to me, I will require evidence from one or more of the following categories:-

- (1) If the purchase price or balance of the purchase price is being paid to me from your own savings, encashment of investments etc, I will require the following:-
 - (a) A copy Statement showing funds in your Savings Account or a copy letter from the financial institution providing details of the funds being paid to you;
 - (b) If the funds have been transferred to your Current Account prior to being paid to me, a copy Statement showing the trail of the funds being transferred from Savings Account to Current Account;
 - (c) Depending on how the funds are paid to me, I will also require one of the following:-
 - (i) If paid to me by cheque from your Current Account, no further documentation is required as I will copy the cheque for my records;
 - (ii) If paid to me by electronic bank transfer, I will need a letter or transmission receipt from your bank confirming that the funds have been transferred from the specified account in your name into my Client Account; or

- (iii) If paid to me by internet banking, I will need a copy Statement showing the account name, account number and the funds being transferred to my Client Account.
- (2) If the purchase price or balance of the purchase price is coming from a third party (eg your parents) and is paid to me from your bank account, I will require the following:-
- (a) A copy statement showing the funds in the third party's bank account;
 - (b) A copy Statement showing the funds being transferred from them to your account;
 - (c) Depending on how the funds are paid to me, I will also require one of the following:-
 - (i) If paid to me by cheque from your Current Account, no further documentation is required as I will copy the cheque for my records;
 - (ii) If paid to me by electronic bank transfer, I will need a letter or transmission receipt from your bank confirming that the funds have been transferred from the specified account in your name into my Client Account; or
 - (iii) If paid to me by internet banking, I will need a copy Statement showing the account name, account number and the funds being transferred to my Client Account;
 - (d) If the funds are a gift to you, I will need a letter from the third party stating that the funds are a non-repayable gift provided to assist you in the purchase of the property. They will also require to state what the funds consist of (ie savings, sale of investments, property). If you are also obtaining a mortgage, most banks also require that the third party must confirm that they do not require any form of security and that they do not have and will not have at any future date any interest in the property you are purchasing. (I can provide a style letter for the third party to complete and sign.) I will need to write to the lender to obtain written confirmation that they are satisfied with the third party arrangement.
 - (e) If the funds from the third party are being provided by way of a loan, I will need to discuss this with you in more detail.
- (3) If the purchase price or balance of the purchase price is being provided by a third party and are being paid directly from them to me, I will require (in addition to the information specified in section (2) above with the exception of item (b)), identification from them for the purposes of the anti-money laundering regulations (photographic and address ID in the same form as you have provided to me). They will require to present their ID in person at this office, or alternatively have certified copies of their ID forwarded to me directly by the person certifying their ID (eg their solicitor or accountant).

Failure to provide the requested information prior to settlement **could** lead to a **delay** in completing the purchase of your property. I will not be able to complete the purchase until I am satisfied with the information that you have provided. If the amount of money being provided is reasonably insignificant, I may be able to dispense with some of the requirements. If you require any more information or advice, please get in touch with me.