



DG
Property
Consultants

Matching people
with property
since 2000.

Anti Money Laundering Act

DG Property Consultants is subject to the Money Laundering Regulations 2019, as are all Estate Agents. This means that we have to obtain and hold identification and proof of address for all clients. Additionally, we are also required to establish whether there are any beneficial owners on whose behalf the transaction or activity is taking place, hence, we would request you to identify anyone who you would consider to be a beneficial owner. Where appropriate, the source or destination of funds may also be requested. Without this information we will be unable to proceed with any work on your behalf.

Below is a list of acceptable identity documents. We require sight of all original or certified documents. Subject to your individual circumstances, Urban & Rural may liaise with you for further/other documentation.

Individual identity documents

DG Property Consultants requires one document from List A and one document from List B.

List A - Identity Document

Current signed passport
Valid UK driving licence
EEA member state identity card

List B - Proof of Address

UK/EU/EEA Drivers Licence (if UK Drivers Licence not used as ID)

Must be valid, not expired. Photo only. Full or provisional.

Bank, Building Society or Credit Union Statement

Dated with 3 months. Must include account number and show recent activity. No general correspondence.

Credit Card Statement

Dated within 3 months. Must include account number and show recent activity. No general correspondence.

UK, EU, EEA Mortgage statement

Dated within 12 months. Must show account number. No general correspondence.

Utility Bill

Dated within 6 months E.g. Gas, electricity, water. Must show address for service and/or account number. No general correspondence.



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Telephone Bill

Dated within 6 months E.g. Landline or mobile pay monthly (excluding pay as you go). Must show address for service and/or account number. No general correspondence.

Council Tax

Dated within 12 months. Must show address for service and/or account number. No general correspondence.

Tenancy Agreement

Dated with 12 months. Must state full name and full property address. Issued by local council, housing association, solicitor or reputable letting agent.

Benefits Entitlement Letter

Dated within 12 months. Issued by DWP or Jobcentre plus. Must confirm benefit payable at time of issue. E.g. Pension, disability, single parent, housing etc.

HMRC Tax Notification

Dated with 6 months. Must state national insurance number and tax calculation. No general correspondence.

Home or Motor Insurance Certificate

Dated within 12 months. Must state insured address or registered address for vehicle and policy number. No general correspondence.

UK solicitors letter confirming house purchase/land registration

Dated with 3 months. Must state full name of new proprietor and full property address.

NHS Medical Card or letter from GP confirming registration

Dated within 3 months. Must state individual's date of birth and NHS number. No general correspondence.

Official confirmation of Electoral Register entry or official poll card

Dated within 12 months. Must state full name and full address. No general correspondence.

Police Registration Certificate

Dated within 12 months. Must state the full residential address of the individual.

Probate

If you are acting as a Representative of an Estate we require the following:

Grant of Probate (if a will was left)

Letter of administration (if no will left)

Individual identity evidence from List A & B for the Personal Representative, either executor or administrator



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Limited Company

If you are acting as a Representative of a UK Company we will also require the following:

Certificate of Incorporation

Articles of Association

Memorandum of Association

Latest Annual Return or Confirmation Statement, with details of current company officers

If offshore, nominee director declaration and a general power of attorney

Individual identity evidence from List A and B for all individuals or entities with 25% or more of the shares or voting rights in the company

If you are acting as a Representative of an **Offshore** Company we will also require the following:

Certificate of Incorporation

Articles of Association, Memorandum of Association, Latest Annual Return with details of current company officers, Share Certificate(s) showing the Ultimate Beneficial Owner OR

Certificate of Incumbency

If the shares are owned by another company, repeat steps above for the holding company

Nominee director declaration and/or general Power of Attorney (if applicable)

Individual identity evidence from List A and B for all individuals or entities with 25% or more of the shares or voting rights in the company

Trustee

If you are acting as a Representative of a trust we require the following:

Trust deed

List of trustees

List of beneficiaries

Individual Identity evidence from List A & B for all individuals with a vest interest in 25% or more of the capital and/or those who exercise control over the Trust.



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