## Estate Agen

# ering Policy

### 1. Introduction

<<The Organisation>> provergistered at HM Reversupervision.

<<The Organisation>>is re and Transfer of Funds (In appropriate policies, contro being used or potentially our our staff being exposed to

### 2. What is Money Laundering

Money laundering can be through financial systems property sector this may in property can be purchased identify who the true owner

Terrorist financing is provi carry out an act of terrorisn

### 3. Money Laundering and T

The principal pieces of Uk financing of terrorism:

- Terrorism Act 2000
- Proceeds of Crime
- Money Laundering, the Payer) Regulat amended by the N Regulations 2019

### 3.1 Proceeds of Crime Act 2

The Proceeds of Crime criminal law with regard to

The Proceeds of Crime Admoney laundering:

 concealing, disguis it from the UK (Sec <<outline further details>> and is
IRC) for anti-money laundering

y Laundering, Terrorist Financing Regulations 2017 to put in place der to prevent any of our services idering activity, as well as any of rrorist financing.

### ing?

to move illegally acquired cash from a legitimate source. In the seeds to purchase a property, and ies and trusts, making it difficult to

(legitimate or not) to be used to

### slation

ti-money laundering and counter-

Transfer of Funds (Information on Laundering Regulations 2017) as Terrorist Financing (Amendment)

olidated, updated and reformed

t the **primary offences** related to

ing criminal property or removing

1

entering into or bed suspect facilitates t by or on behalf of a

3. and acquiring, using

The primary offences carry fines or both.

### The secondary offences

- failing to disclose k Laundering Reporti
- failure by the MLRO to the National Crin
- 'tipping off' wherebeare suspected of bear reduce the likelik investigation. Tippinternal SAR to the
- 4. prejudicing the in material (Section 34)

The secondary offences a both.

You will only be guilty of a that an investigation is beir

### 3.2 The Terrorism Act 2000

The Terrorism Act 2000 so the POCA:

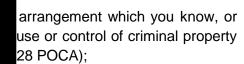
### **Primary offences**

- Fundraising for the
- Using or possessin
- Involvement in fund
- Money laundering: destinedfor, or is th

### Secondary offences

- Failure to disclose offel
- Tipping-off offences

All offences carry heavy c caught by the money laund



property (Section 329 POCA).

14 years' imprisonment, unlimited

ing are:

f money laundering to the Money on 330 POCA);

or suspicion of money laundering POCA); and

erson or persons who are, or who laundering, in such a way as to investigated or prejudicing an imitted after a SAR (including an Section 333A POCA); and

person interferes with relevant

ive years' imprisonment, a fine or

e that an SAR has been made or lated.

of offences to those contained in

s of terrorism;

on or control of money that is

ember of staff could potentially be suspect money laundering and/or

terrorist financing and eithe about it.

### 3.3 Money Laundering Regu

The Money Laundering R and Terrorist Financing (Ai to preventtheir services be implementing a number of

<<The Organisation>> is re

- a. Carry out a risk conducting custome
- b. Adopt a procedure
- c. Maintain adequate
- d. Ensure that all empty their duties under the control of the

### 4. Scope of the Policy

The broad definition of r commit a money laundering Organisation>>and tempor

Whilst many agents may both parties to a transacti may be funded. <<The Or to identify any suspicious a

This policy aims to ensunderstand and comply legislation. All employees redeveloped by <<The Organoney laundering and terre

Any breach of this policy action, and could result prosecution. Substantial femployee or << The Organ

### 5. Money Laundering Report

<<The Organisation>>will laundering activity within < <<>>.

<<The Organisation>>will absence of the nominated

S

it in some way, and/or do nothing

A

ended by The Money Laundering 2019 set out what agents must do ndering and terrorist financing by nts.

rds anti-money laundering and

f suspicious activity; jular reviews;

of the money laundering risks and bove.



ns that potentially anyone could customers, employees of <<The

oney, agents have knowledge of mediaries and how the purchase as an important role at the outset

hisation>>and all its employees at out in anti-money laundering es set out below which have been and effectively manage the risks of

, which may result in disciplinary ing personally liable to criminal irred and untold damage to an



be responsible for anti-money he officer nominated to do this is

RO who will be responsible in the is <<>>.

The MLRO will ensure that

- appropriate training <employees/temporar and updated as require
- they keep up to date w relevant bodies, such a
- appropriate anti-money << The Organisation >>
- internal audits and Organisation's>>policie required;
- disclosures shall be p and/or deputy MLRO laundering has taken p
- 6. [<<Other>>].

### 6. Suspicions of Money Lau

There are a number of f suspect that money laun scenarios/points to conside

- 1. [The customer is reluct
- 2. The customer is relucta
- One party to the transa
- There is no appare Organisation>> over a act;
- Complex company strutrue owner:
- One or more individual that carry a higher expo
- Monies have been pai with the customer;
- Funds are being ser unconnected third party
- 9. There are late changes
- Customer asks to ho apparent reason;
- The customer requests up front;
- 12. The transaction is un achieve:
- 13. Funds are paid in part
- 14. Multiple payments are
- There are unusual s mortgage from an unkr
- 16. <<Other>>1

provided to new and existing did that this is reviewed annually

ring legislation and guidance from s:

d processes are incorporated by

re carried out, and <<The esses shall be updated when

investigated further if the MLRO easonably suspect that money

ate, or which may cause you to Below is an inexhaustive list of spicious activity:

eir identity and source of funds; high-risk third country';

customer has chosen <<The would have been better placed to

ch make it difficult to identify the

ositions and/or are from locations corruption:

loes not appear to be connected

lusual destination and/or to an

action;

anisation's>>our account for no

payment in cash or cleared funds

what the parties are hoping to

ency;

accounts;

xample, use of complex loans,

All <<employees/tempora report any knowledge of, of suspect) suspicious activit policy document. Failure imprisonment.

Once the matter has be staff/contractors>> must for make any further enquiry if you have consent from the

The <<employee/temporal the person(s) whom they commission of the offence others or note on the file results in the suspect beco

### 7. Consideration of the Disc

Once the MLRO has recei manner in order to determi

- There is actual or sus
- There are reasonable
- Whether the MLRO r National Crime Agen

Where the MLRO conclude laundering then consent w proceed.

Where consent is require transaction(s) in question given specific consent, or relevant time limits without

All reports referred to the NMLRO in a confidential file the date on which the trar the customer ends. No cor referred to the MLRO, or r file as the customer has the

[The MLRO must also otherrelevant enforcement

### 8. Firm Wide Risk Assessm

must <<immediately/promptly>> there are reasonable grounds to rescribed form as set out in this that could result in five years

RO, the <<employee/temporary n to <<hi>him/her>> and must NOT d further with the transaction until

ust NOT voice any suspicions to dering, as this may result in the lust NOT discuss the matter with made to the MLRO in case this on.

evaluated in a <<prompt/timely>>

g taking place; or pect that this is the case; and pus Activity Report (SAR) with the

onable grounds to suspect money oing or imminent transaction(s) to

transaction to proceed, then the or completed until the NCA has ent through the expiration of the

to the NCA will be retained by the r a minimum of <<5>> years from ate the business relationship with ispicious activity, including reports should be placed on a customer of their file.

onal notifications and reports to el.

<<The Organisation>> has and terrorist financing.<</p>available separately.

<<The Organisation>> wi review and any changes w

The procedures set out in laundering and terrorist fir money laundering, enhance

[If there are certain custowilling to act for, or if there certain identification requir here].

### 9. Customer Identity Check

All <<employees/temporar risk for each transaction ar Risk Assessment Form at completes. This will enab diligence to be carried outransaction recorded on the

[Specify here if only the direction of the can deal with this with direction of the can deal with the can

### 10. Due Diligence

The identity of all custo contracting party and staff/contractors>>should if the customers and any Assessments will be regula

As well as identifying all beneficial owners, it is impalso understand the cust purpose of the transaction monitored and reviewed th

Listed below are the <<*Th* identify and verify individual limited companies, offshore

ts exposure to money laundering Firm Wide Risk Assessment is

Risk Assessment under regular

ge and mitigate the risk of money a higher risk of being exposed to d to be carried out.

nat <<The Organisation>> is not about accepting cash payments or llowed then these should be listed

### Form

ist assess the money laundering ng a Customer Identity Check and saction and before the transaction ppropriate level of customer due be updated if the details of the

with due diligence or whether staff

ed and verified, along with the s. All <<employees/temporary rd of all the steps taken to identify customer Identification and Risk e kept up to date.

the contracting party and any ees/temporary staff/contractors>> circumstances and the intended ingoing obligation and should be

diligence requirements in order to neficial owners, listed companies, personal representatives [If <<The Organisation>> should be provided here. programme should be liste

If an individual or organisa a foreign language, these manager, accountant or professional directory, as e

As part of the due staff/contractors>>should against the following sanct

- 1. [Financial Sanction
- 2. List of terrorist grou
- 3. List of countries car
- List of third countries;
- 5. <<Other>>.]¹

If you cannot comply with individual is not willing to sanctions list, the custome requirements>>, you shoul also file a report to the MLI to the NCA]. >>

### 10.1 <u>Seller</u>

Theidentity of a seller must property. In order to 'identit information at the outset of

- Full name
- Date of Birth
- Residential Address

This information must be and one from List B [a Organisation e.g. service p

### List A - Identity Docume

- [Currentpassport
- Current photo card
- National Identity ca

<sup>1</sup> You could add links to the relevant sites

verification programme, details relating to the use of the online

Ind the documents required are in and certified by a lawyer, bank be checked by reference to a urchaser's identity.

e, all <<employees/temporary n individual and/or organisation

ed under UK law; rd countries':

laundering and terrorist financing

ence measures, for example the Other i.e. the indiviual is on the anisation's specific due diligence ce from the MLRO. <<[You should r if a report needs to be submitted

before we can market their ermust provide the following

riginal of one document in List A
s which are applicable to the identity checks>>]:

e.



- Identity card issued
- <<Other>>]

### List B - Proof of Address

These documents must be

- [Current photo card
- Current year's cour
- Benefits Entitlement
- Most recent mortga
- Bank or building so
- Utility bill (not mobil
- <<Other>>]

[We also require one docu

### List C - Proof of Owners

- Most recent mortga
- Solicitor's letter cor

### 10.2 Purchasers

Purchasers must also be established. You must wri identification documents (chas the original certificat accountant, a bank or a n They must certify that the care.

<<Li>t other procedures providers which carry out it

### 10.3 <u>Beneficial Owners</u>

Due diligence must also be and identified. A beneficial listed as a customer, or a acting on their behalf. If the has the authority to act f diligence on any person ac

In terms of corporate boo identified. [You should refe who must understand the arrangement and must ver or Northern Ireland

Δ

nonths

ed as the identity document)

nths

deeds/land registration]

before a business relationship is ask them either to bring in their from List B) or a photocopy which e person (a solicitor, chartered independent from the purchaser, and the customer is who they say

o the Organisation e.g. service >>.

ficial owners who must be verified wher of the property who is not a customer is the principal agent obtain evidence that the individual need to carry out customer due or purchaser.

est of a company must also be on or trust structures to the MLRO rol structure of any such legal nate beneficial owners].



Once the structure of the owner has been identified, List A and one from List B.

10.4 If the customer is a listed financial institution that is are deemed to be 'low ris suspect money laundering instance where all that is re of the dated page of the wexistence of the authority fevidence on the customer.

10.5 If the customer is a limited

- Name, registered n
- Certificate of incorp
- Articles of Associat
- Memorandum of As
- Names of all director
- Verify the members the name of the ser
- Individual identity of beneficial owners we in the company or company (this may

If the customer is a holding above identification and applies for both limited con

You must look through testablish the ultimate bene

[For complex company str

[In addition to the above, y Companies House, companies of the companies o

10.6 If the customer is an offsho

- Name, registered n
- Names of the men and the name of the
- The memorandum
- Names of all directed
- Verify the member the name of the ser

erstood and the ultimate beneficial rified' by seeing a document from

A

Id market, a public authority or a cial Conduct Authority then these if there are no other reasons to iligence may be carried out in this e entry in the FCA register or copy ock exchange, or evidence of the nt website. You should record the eview.

ocuments must be obtained:

and principal place of business.

V

dy, or if none, its equivalent and or the company.

: A and one from List B) for all 25% of the sharesor voting rights itrol over the management of the entity).

subsidiaries, you must repeat the each subsidiary company. This npanies.

of any companies or trusts to

o the MLRO].

r Persons of Significant Control at searching a relevant company

g documents must be obtained:

and principal place of business.

nt body, or if none, its equivalent

ple for the company.

documents.

dy, or if none, its equivalent and or the company.

- Certificate of Incum
- Nominee director d
- Individual identity beneficial owners company or others controls the corpora

If the documents required certified by a lawyer, ba checked by reference to a

10.7 If the customer is acting obtained:

- Trust deed.
- List of trustees.
- List of beneficiaries
- Name of the settlor
- Individual identity of customer(s) (who re-[<<the settlor, benefit of trust>>]<sup>2</sup>.

10.8 If the customer is acting as documents:

- Grant of probate (if
- Letter of administra
- Individual identity personal representation

A copy of the identification

The original document must original certification from a chartered accountant, a b individual whose identity document is a true copy, a

10.9 <<[Other entities or organisation].>>

### 11. Politically Exposed Person

<sup>2</sup> You should identity and verify the ident accordance with your Customer Identity

Power of Attorney (if applicable).

st A and one from List B)forall the shares/or voting rights in the control over the management or

e, these should be translated and to GP whose identity can be

individual or other entity).

ne following documents must be

A and one from List B) for the or beneficiary), the trustees, and als who exercise control over the

state, we will require the following

A and one from List B) for the dministrator.

on the customer file.

e given a photocopy which has the pvide this certification (a solicitor, to must be independent from the photocopy must certify that the hey say are.

ntation required relevant to The

Il owners on a risk-sensitive basis, and in

If an individual is a person or abroad, they are likely to is not an exhaustive list) h of parliament, members of supreme courts. Enhanced to be carried out on the PE

You should make brief end can make these enquirie websites <<Other>>]

If you suspect they may be

- they have been a P
- they are immediate
- they are known clos

You must get approval from agree to act for such a establish the source of we also conduct enhanced on

12. Enhanced Due Diligence

Enhanced due diligence is greater risk of money laund be 'high-risk' (which may in

- [No face-to-face me
- Instructions from a country;
- the transaction at customer;
- the transaction rela local market values
- the transaction is complex;
- if the customer is a
- payment from third
- the seller or purch ('PEP'), an immedia
- Instructions from a in a sanctioned cou
- <<Other>>].

If you suspect the transaction continuing to act for the cousiness relationship. If en

ent public function held in the UK d Person 'PEP'. This includes (but government, ministers, members f political parties and members of explained further below) will need ers and known close associates.

ustomer is or may be a PEP. [You ernet/government and parliament

heck if:

rtainly in the last 12 months);

epting a PEP as a customer. If we uired to take extra measures to nds which are involved. You must usiness relationship.

out where there appears to be a ng, and the transaction appears to the following):

e customer;

is established in a high-risk third

or an unusual request for that

berty (usually within the top 5% of

ayment arrangements are overly

rivate banking;

ssociation;

r is a politically exposed person ose associate of a PEP;

eneficial owner who is established ned individual:

nould speak to the MLRO before o approve the continuance of the to be carried out, the MLRO must:



- [Obtain additional beneficial owner;
- Obtain additional relationship;
- Obtain information customer and of the
- Obtain information
- Conduct enhanced
- Other].

This may include but is

- [Checking the orga business address a
- Attending the custo
- Obtain additional in purchaser or benefit
- In the case of a establish the source
- Ensure that the first name;
- Require that the i manager, accounta professional directo
- <<Other>>].

### 13. Training

It is a requirement of theM staff on anti-money launde a written record of the train

Training is compulsory for at regular [two year] intervial will cover << The Organis guidance on how to identitheir suspicions to the MLR

Arrangements for training a be done and how this will was done)].

<<The Organisation>> will members of staff have red schedules must also be ke

### 14. Ongoing Monitoring

stomer and on the customer's

ended nature of the business

ds and source of wealth of the wner:

insaction;

ss relationship;

hg:

nfirm the identity of personnel, its

dress;

establish the identity of the seller,

of the senior management and funds:

a bank account in the customer's

are certified by a lawyer, bank we can check by reference to a the customer's identity;

tions 2017 that regular training for n financing is undertaken and that ed.

evant] existing staff will be trained nt change happens). The training s of the relevant legislation and d when and how staff can report

iining undertaken, how often it will received the training and when it

ord of the training provided, which it was received. Updated training



All <<employees/temporar intervals to ensure that the that the transaction is cobusiness. All transactions v

Further customer due dilibecome involved in the tracustomer is inadequate, Customer Identity Check are any changes to the tracor any changes to the risk.

Any suspicious activity mu activity is suspected and a placed on a customer file.

### 15. Record Keeping

The customer identification customer must be retained relationship with that custo completed.

The MLRO will keep any of in a confidential file for a m

<<The Organisation>> will

- Firm Wide Risk Assessme
- Policies, Controls and Prod
- Internal Audits.
- Written record of the train and terrorist financing legis

### 16. Data Protection

Customer details must be and the UK GDPR (Ge "processed" as defined ulaundering and terrorist fir legislation or after getting t

t review the transaction at regular only accurate and up to date but edge of the customer, and their and audited by the MLRO also.

to be carried out if new people iligence carried out on an existing ying details have changed. The rm must also be updated if there eview and any updated risk rating on the file.

RO. Information that a suspicious us activity report should never be

the relevant transaction(s) for that s from the end of our business he date when that transaction was

y associated relevant documents

ecord of the:

awareness of money laundering rotection requirements.

with the Data Protection Act 2018 Regulations). This data can be on Act 2018 to prevent money e of the data is allowed by other bject.

### CONFIDENTIAL

S

Report to the Money Laundering

Report of Money Laundering Ac

A

To: Money Laundering Reportin

From: \_\_\_\_\_

[Insert name of employee]

Title: \_\_\_\_\_

[Insert Title]

Tel No: \_\_\_\_\_

**URGENT YES/NO** 

Date by which response needed:

**Details of suspected offence:** 

S

Name(s) and address(s) of person

[If a company, please include deta

A

Nature, value and timing of activ

[Please include full details e.g. ifnecessary]

P

w.Continueon a separate sheet

Nature of suspicions regarding

[Please continue on a separate sh

[Please attach any supporting dod

Has any investigation been under lf yes, please include details bel

relevant]

reaware)?

Yes / No

[Delete as appropriate]

# S

Have you discussed your suspice of yes, please specify below, expression of the property of th

P

ussion was necessary:

Please set out below any other i

S

elevant:

Signed: \_\_\_\_\_

Please do not discuss the c involved in the suspected n constitute a 'tipping off' offe imprisonment.

with anyone you believe to be vity described. To do so may maximum penalty of 5 years'

ETED BY THE MLRO

S

Date report received:

Date receipt of from acknowledg

CONSIDERATION OF DISCLOSU

**Action plan:** 

A

V

P

**OUTCOME OF CONSIDERATION** 

Are there reasonable grounds for

undering activity?

If there are reasonable grounds

ortbe made to the NCA?

Yes/No[Delete as appropriate]

S

mplete the box below.

If yes, please confirm date of re

Details of liaison with the NCA r

Notice Period: from: to:

**Moratorium Period: from: to:** 

Is consent required from the N would otherwise beprohibited a

Yes/No

[Delete as appropriate]

If yes, please confirm full details

r imminent transactions, which

Date consent received from th

S

Date consent given by you to

If there are reasonable ground to report the matter to the disclosure:

[Please set out any reasonable

undering, but you do not intend below the reason(s) for non-

V

P

Date consent given by you to to proceed:

Other relevant information:

bited act transactions



# S

Signed:

### THIS REPORT TO BE RETAIN

The above document was give and the actions required by hi

He/She has understood and money laundering policy docuresponsibilities with regard to

Signed.....

Signed .....

Date .....

### YEARS

se him/herself with its contents should the need arise.

ontents of the company's anti rough understanding of his/her

Director

**Employee**