



UK Property Purchase Guide for International Buyers

Your international buyer funds checklist



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Buying a UK property from overseas? Prepare your source of funds evidence before making an offer. Paperwork from abroad can take time to gather, and having it ready helps you to be prepared for meeting deadlines.

YOUR INTERNATIONAL BUYER FUNDS FILE

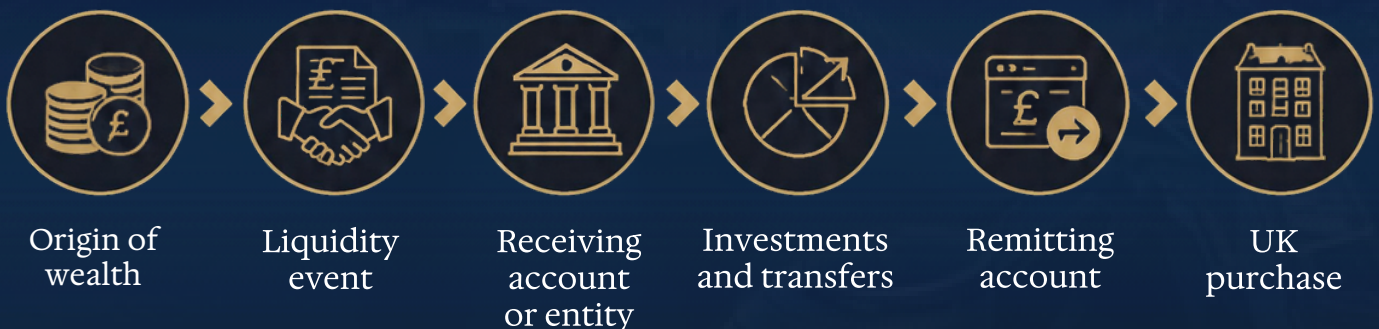
Solicitors and estate agents must follow strict requirements for client identification and due diligence. Buyers therefore need to provide relevant documents to complete these checks.

This checklist provides guidance on the documents that may be requested to verify your identity and the source of your purchase funds. The documents required will depend on your circumstances, ownership structure and the checks needed.

- ☐ Identity and address documents for you and anyone else involved in the purchase.
- ☐ A short explanation of how you acquired your overall wealth.
- ☐ An explanation of the money being used for this particular purchase.
- ☐ Bank or investment statements showing where the purchase funds are currently held.
- ☐ Evidence of the event that produced the funds, such as a business or property sale, inheritance or earnings.
- ☐ Company, trust or family office documents, including details of ultimate beneficial owners, Settlers and beneficiaries.
- ☐ Gift, loan, distribution or other third-party funding documents, where applicable, detailing the route and transfers of the purchase funds.
- ☐ A simple timeline of transfers showing how the money will reach the UK purchase.

MAP THE ROUTE OF THE MONEY

First, show how you accumulated your funds. Then provide details of the key events, accounts and transfers that trace the path from there to the money you're using for your purchase:



For example, if proceeds from a company sale moved to an investment portfolio and then to another account, record the dates, account holders, account details and supporting documents at each step.

An estate agent, buying agent, solicitor and bank may each ask questions under their own processes. Documents given to one professional may still be requested by another. An organised file can make those requests easier to answer and help avoid a search for records after an offer is agreed.

Source of funds

Where the money for this purchase came from, beyond the name of the account sending it. Evidence may include sale proceeds, earnings, dividends, investments, inheritance or a gift or loan.

Transfers across borders

If money has passed through several accounts, entities or countries, explain the sequence and retain records that connect the original source to the account funding the purchase. The amount of history needed varies with the facts; there is no single period that fits every case.

Source of wealth

How you acquired your wealth overall, such as through a business, property, investments, inheritance or professional earnings. Advisers may need to understand both your overall wealth and the specific funds for this purchase.

Private bank accounts

Holding funds at a major bank is useful context, but professionals involved in the purchase may still need to understand how the money was originally acquired.

Ownership and control

If a company, trust, partnership, foundation or family structure will buy or fund the property, advisers may need to identify who owns and controls it, its ultimate beneficial owners and why it is being used.

Politically Exposed Persons

If you, a close family member or a known close associate is a Politically Exposed Person, additional checks and evidence may be required. Speaking to the relevant advisers early can help clarify what is needed.

Third-party money

If parents, a family office, a company or another person provides funds, establish who is providing them, their relationship to you, whether the payment is a gift, loan or distribution, and the underlying origin of their money.



BEFORE YOU OFFER

Confirm who will buy, who will provide the money, where it is held now and the intended route to completion. Share the outline with your solicitor early, particularly if the purchase involves a company or trust, third-party funds, a complex transfer history or Politically Exposed Persons. They can tell you what evidence they will need for your circumstances.

IMPORTANT INFORMATION

This checklist is general information, not legal, tax, regulatory or financial advice. Requirements depend on the buyer, the transaction, the jurisdictions involved and the professionals carrying out their own checks.

NEED GUIDANCE ON YOUR TRANSACTION?

Complex funding structures can create unnecessary delays and may incur additional costs/penalties if the right information isn't identified early.

At Sharpwell Property Law, we help international private buyers and family offices navigate the legal and compliance requirements involved in UK property transactions, from understanding the source of funds to keeping your purchase moving.

LET'S TALK PROPERTY

Funding your UK purchase from abroad? Speak to our team before you make an offer.



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