

[YOUR NAME]
[YOUR ADDRESS]
[YOUR ADDRESS]
[YOUR ADDRESS]
[YOUR ADDRESS]

To: All About Mortgages

Declaration of Gift & Solvency

I [NAME OF PERSON/s GIFTING] hereby confirm and declare as follows:

1. I am assisting my [Gifter's relationship to Buyer for example son/daughter] whose full name is [Full name/s of buyer/s receiving gift] in their purchase of [Property address they are buying]
2. I am gifting to them the sum of [£XX,XXX]
3. I declare that the gifted deposit is unconditional, non-repayable and does not give us any rights over the property and will not prejudice the security of their Mortgage Company.
4. I hereby confirm that at the date of this Declaration I am solvent, my assets exceed my liabilities and I have no reason to believe that I will become bankrupt.

I sign this Declaration in full acceptance of the above conditions.

	First Gifter	Second Gifter (If applicable)
Signed:		
Name:		
Dated:		

Proof of funds for gift

Please note the process to prove the source of your funds differs depending on which solicitor you use and how the monies were accrued.

These are examples of how you may prove your gift.

1. Savings in an England & Wales bank account

- a. 3 month's bank statements from today's date (downloaded from online banking is fine for UK bank accounts)

2. Remortgage or Sale of Property

- a. Completion statement from a Solicitor or re-mortgage company, confirming that the monies are from a re-mortgage or a sale; and
- b. 3 month's bank statements from today's date (downloaded from online banking is fine for UK bank accounts).

3. Retirement or Redundancy

- a. Letter from your employer, confirming that the monies are in relation to either early retirement or redundancy; and
- b. 3 month's bank statements from today's date (downloaded from online banking is fine for UK bank accounts).

4. ISA Premium

- a. A Bond Certificate, if the monies are from an ISA or premium bond account; and
- b. 3 month's bank statements from today's date (downloaded from online banking is fine for UK bank accounts).

5. Inheritance

- a. Letter from a Solicitor confirming the amount sent to you from the probate estate; and
- b. 3 month's bank statements from today's date (downloaded from online banking is fine for UK bank accounts).

Proof of funds for gift from outside of England & Wales

If any of the money you are using to buy the property originates from outside England & Wales then your solicitor may ask you for:

- ✓ Notarised photocopy of passport (certified to the original by a Notary Public)
- ✓ Proof of source of funds to include where the money has come from and 6 months' English translated bank statements showing the money in the account (further evidence may be requested if required to meet with the solicitor Money Laundering Procedures)

ID for Person Gifting

	Certified Originals UK residents & overseas clients
Proof of identity	Scanned copy of passport or driving licence. Your solicitor may ask for a certified copy.
Proof of address	Scanned Copy of Utility Bill or Bank Statement (dated within the last 3 months) or Council Tax Bill (dated within the last 12 months)