



International Source of Funds

Your guide to the requirements

Why do we require this information?

Under UK Anti-Money Laundering (AML) regulations, conveyancers must verify the origin of funds in property transactions, including those from overseas.



Need More Help?

Book a call with our
Client Services Team
for friendly advice!



High risk countries

Please be advised that we do not have the ability or expertise to effectively assess the risk posed by the jurisdictions noted in the list of high-risk countries confirmed in the following link and consequently we will most likely not be able to accept these into our client account.




<https://www.lawsociety.org.uk/topics/anti-money-laundering/high-risk-third-countries-for-aml-purposes>

Please note that in addition to those countries, we are also unable to accept funds originating from mainland China due to regulatory barriers and currency movement restrictions.

N.B This list is subject to change in line with updated government sanctions and financial regulations.

Required evidence

We expect that in most cases, the funds will come from one of the following sources:

-  **Savings from your income**
Please provide three months of bank statements showing your salary payments.
If you hold a separate savings account, also submit three months of statements showing transfers from your current account (where your salary is paid) into your savings account.
-  **Inherited funds**
Please provide a letter from the notary who handled the estate distribution confirming the amount you received, along with a bank statement showing the funds paid to you by the notary. If the funds were paid by an executor and no notary was involved, please provide a copy of the will confirming your entitlement, together with a bank statement showing the payment made to you by the executor.
-  **Proceeds from sale of property/land**
Please provide a completion statement from the solicitors who acted in the transaction confirming the amount due to you (or to the individual gifting you the funds), along with a bank statement showing the funds received from the solicitor's client account.
Funds that were not transferred from the solicitor's client account for example, where the buyer paid the seller directly - cannot be accepted.

We will not be able to accept any funds which were not sent to you by the lawyer's client account, for example where the buyer sent the funds directly to the seller



Sources **we cannot accept**

Please note that we are unable to accept funds from the following sources:

- Cash payments
- Cryptocurrency transfers

Important note:

Where documents are issued in a language other than English, a professional translation is required to ensure accuracy during our review. Translations must be completed by a qualified professional translator or a recognised translation agency and must include the translator's credentials.



Gifts from overseas

If someone is giving you money as a gift from abroad, we need to verify their identity and the source of their funds.

Identification

Overseas ID documents must be certified by a solicitor or notary using this wording:

“I certify that this is a true copy of the document presented to me and a true reflection of the individual I have seen.”

The certification must also be translated into English.

Additional fees

A £95 + VAT fee applies for handling funds from outside the UK. This covers extra checks, document reviews and compliance work.



[Watch our helpful short video about ‘source of funds’](#)





We hope this guide has made understanding why we need to verify international source of funds.

If you'd like expert advice or support at any stage, the team at LPL is just a call or click away.

Louise Stephens-Pantoja, Head of Operations



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We're social



Have a question? Let's talk!

[Click here to book a call](#) with our Client Services Team at your convenience.

Watch our short video guides to help you learn about conveyancing!

You're always welcome to call us, but you might find our [short video guides](#) a really helpful place to start. They cover common steps like how to sign a mortgage deed or using our facial recognition ID check, along with the whole journey from offer to getting your keys. Quick, simple and reassuring - so you'll know exactly what to expect, with us by your side at every stage.



A smooth property journey starts with clarity. We're here to help you understand source of funds requirements and complete your transaction with confidence.