

CURWENS

S O L I C I T O R S

YOUR LEGAL TEAM FOR LIFE

Clarifying the Source of Wealth and the Origin of Funds Used to Buy Residential Property

WHY THE UK'S ANTI-MONEY LAUNDERING LAWS PLACE A LEGAL DUTY ON CONVEYANCERS

Whether it is your first home, or your forever home, buying a home is, for most of us, the single largest financial decision we'll make. It is certainly a "six-figure" decision, and, indeed in many cases, actually a "seven-figure" decision. At Curwens, we want to make the whole process as seamless and stress free as possible for you.

However, we are going to have to **ask you how you accumulated the money** that you are using to buy.

We understand that some of these questions can feel personal. Maybe even intrusive. We're not being nosy, difficult, awkward or unhelpful. We're just being diligent. All lawyers are obligated to know their clients and to **have seen documented proof** of the legality of their source of wealth and the origin of the funds being used to purchase any property.

Criminals have used property to disguise their illicit or illegal funds, so this is a requirement that applies to **every** buyer; and is a process that should be undertaken by **every** solicitor and conveyancer. Honestly, this is not personal. It's the law. [The Anti Money Laundering Regulations of 2017].



You'll be asked about:

- Income sources, such as salary or bonuses
- Savings from employment income
- Any gifts or loans received from trusts, family or third parties
- Sale proceeds from previous properties
- Business income or investments
- Any inheritance

How can you help us to help you?

1. Be Honest: Transparency is the key. Providing accurate information will facilitate a smoother transaction.
 2. Gather Documents: Prepare relevant documentation that can verify your financial situation - such as bank statements, pay slips, or legal papers.
 3. Communicate Openly: If you have concerns about these inquiries, don't hesitate to discuss them with us. We can explain why this information is needed.
 4. If your purchase involves a gift or trust, be aware that the same questions will be asked of the donor too.
- We want to help. To contact our Residential Property Team: Bradley on **(020 8363 4444)**, Maria **(01992 463 727)** or Pam **(808 164 8443)**.



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CURWENS: YOUR LEGAL TEAM FOR LIFE

Your Personal Life – Services for People

WILLS, TRUSTS, LPAs & PROBATE

If you own a home, you should have a valid Will. Whether you are making provision for your partner, children or anyone else, maybe protecting assets from exposure to Inheritance Tax, or even ensuring that your pets are looked after, it is vital that you ensure that your wishes are clearly understood.

Our experienced Private Client Team is available if you need help with any of the following:

- Making or reviewing your Will
- Lasting Powers of Attorney
- Guidance through the probate process
- Looking after the financial needs of children from current or previous relationships
- Advice on varying a Will to take account of current circumstances or to minimise inheritance tax liabilities
- Making lifetime and Will based arrangements for payment of care home fees
- Arranging a Living Will
- Charitable giving and the creation of trusts



EMPLOYMENT LAW

Our specialist employment lawyers have broad experience acting for a wide range of clients (including high net worth individuals and senior executives) and the expertise to clearly assess your claim and deliver an outcome that allows you to focus on the future.

We can help with:

- Settlement Agreements
- Negotiated Departures
- Discrimination at work
- Unfair Dismissal
- Whistleblowing
- Breach of Contract
- Contract Reviews
- Restrictive Covenants

FAMILY MATTERS AND SEPARATION

A relationship breaking down can be the most traumatic time of your life; no one can predict or control the future. Things may change unexpectedly at any moment. Our expert lawyers will deal with your case in a sympathetic, sensitive manner.

We aim to minimise your pain and the costs to you, and we appreciate that the options we offer you need to be cost-effective.

Our goal is always to protect our client's interests, and we always aim to progress at a pace that you are comfortable with.

We can help with:

- Divorce
- Separation
- Family Financial Affairs
- Children's Access & Support Issues
- Pre & Post Nuptial Agreements
- Domestic Abuse
- Grandparents' Rights
- Mediation
- Dissolving Civil Partnerships



Our Services for Business

Commercial Leases & Conveyancing

Dispute Resolution

Employment Advice for Businesses

Insolvency & Bankruptcy

Company & Commercial Services



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Source of Wealth March 2026 Generic