

### **Anti-Money Laundering (AML)**

Eeleven is required by UK law to comply with legislation aimed at preventing money laundering.

In line with these legal obligations, we must carry out due diligence on all clients we work with. This includes verifying identity, confirming proof of address, and, in the case of purchasers, validating the source of funds. These requirements apply to individuals as well as beneficial owners of corporate entities.

Unfortunately, we cannot proceed with any transaction where these requirements are not met. All documentation gathered during the due diligence process will be securely stored, in accordance with legal requirements, which may include secure electronic storage.

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### **For Buyers**

To ensure a safe and legally compliant property transaction, Eeleven applies a fee of **£40 (including VAT)** per property transaction to cover Anti-Money Laundering (AML) screening and identity verification.

These essential checks are conducted by **Landmark by Credas**, a trusted provider of identity verification and compliance technology.

Please note:

- The AML fee is **charged per property transaction**, not per individual.
- The fee is **non-refundable**.