



## **Money Laundering Regulations**

All prospective buyers for the Auction must pre-register with identification before the Auction date. They must attend one of the offices supporting this Auction ( see Auction lot details ) and upon registration will be given a buyers number to bring to the Auction

On the day of the Auction our Auction administrative office will be open at the Ramada Jarvis Hotel from 2.00pm for last minute buyers queries.

We will not accept any cash deposit. Nor will we accept the signing of any contract without the buyer producing photographic ID e.g. passport or photo driving licence plus proof of address e.g. a recent utility bill in your name showing your place of residence.

For further information on full list of acceptable documentation please see our web site. Do not therefore bid unless you are able to comply with these regulations.

If you are bidding on behalf of another person or persons you must produce not only the evidence of identity for yourself but also the person(s) on whose behalf you are bidding.

### **Can I bid by telephone or via the Auctioneer?**

If you cannot attend the Auction it may be possible to bid by proxy. This can be done by telephone or writing. You will need to contact our offices to discuss submitting a bid by proxy and this must be confirmed in writing on the telephone/ proxy form available from our offices or web site.

### **When can inspect the property before attending the auction?**

Viewings are undertaken by appointment either individually or during set viewing times, our offices will advise. The office to be contacted will appear in the Auction Lot details.

### **What should I do if I need finance?**

It is essential that you have all necessary funding in place for the day of the auction. Contact The Steve Williams Practice for advice on 01792 480001 or make your own arrangements. The SWP can also assist with property insurance on the day of the Auction.

### **Do I need a valuation or survey?**

These are only mandatory if you require a mortgage. But for your peace of mind we strongly recommend that you ask a Chartered Surveyor to undertake a survey on your behalf before buying any property.

### **Should I contact a solicitor?**

Successful bidding at Auction will commit you to a purchase. Contracts will not be read out at the auction so all enquiries will need to be made on your behalf beforehand. You should instruct a Solicitor in sufficient time so that he will be able to contact the Auctioneer and the Vendor's solicitor, on your behalf, to read the contract and to receive replies to any queries raised. We are able to recommend local Solicitors if you require.

### **Can the catalogue details change?**

There are occasionally last minute amendments to auction catalogues. Properties do sometimes sell prior to Auction or occasionally are withdrawn. You should check with Clee Tompkinson Francis on the morning of the Auction. Also on the day of the Auction any changes will be notified.