

Gifted Deposit Letter Template

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

[NAME OF SOLICITOR]
 [ADDRESS OF SOLICITOR]
 [ADDRESS OF SOLICITOR]
 [ADDRESS OF SOLICITOR]
 [ADDRESS OF SOLICITOR]

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 understand that by gifting the same to them that my action is a gift of love and affection.
4. 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, [NAME OF MORTGAGE LENDER].
5. 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: | | |
| Witness Signature: | | |
| Witness Name: | | |
| Witness Address: | | |
| Witness Occupation | | |
| Dated: | | |

Gifted Deposit Letter Template

The original of this letter should be signed and supplied to your solicitor by recorded delivery along with ID and proof of funds for the persons gifting the money. Read more here: [Gifting Deposits](#).

For more help during your conveyancing call our team of conveyancing specialists on **0333 344 3234** or email help@samconveyancing.co.uk

Gifted Deposit Letter Template

Proof of funds for gift

[\(Read more about how to prove your source of funds\)](#)

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 potential reasons for how the money you are gifting has been accrued. Please provide appropriate information for each of these as evidence:

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 England & Wales 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 England & Wales 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 England & Wales 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 England & Wales 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 England & Wales 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 you'll need to provide:

- ✓ 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)

Gifted Deposit Letter Template

ID for Person Gifting

[\(Read more about how to prove your ID\)](#)

You have 2 options to prove your ID so choose the easiest one for you:

| | Option 1 | Option 2 |
|-------------------------------|--|---|
| | <p>Online ID Check</p> <p>Only available to UK residents.</p> | <p>Certified Originals</p> <p>UK residents & overseas clients</p> |
| Proof of identity | <p>Photocopy passport or driving licence (doesn't need any certification).</p> | <p>UK resident – Solicitor certified passport or driving licence.</p> <p>Non-UK resident – Notary Public certified passport or driving licence.</p> |
| Proof of address | <p>Photocopy utility bill & bank statement (dated within the last 3 months)</p> | <p>Photocopy utility bill & bank statement (dated within the last 3 months)</p> |
| Additional information | <p>Supply your:</p> <ul style="list-style-type: none"> • Date of Birth; & • National Insurance number <p>These will be used to carry out an online ID check using Equifax.</p> <p>The cost of this is covered within our quoted £8 INC VAT per name as is payable when you complete.</p> | <p>UK resident - Only a local solicitor can certify your documents for you and will charge a fee for doing so.</p> <p>Non-UK resident - Only a Notary Public can certify your documents for you and will charge a fee for doing so.</p> |

IMPORTANT: If your online ID check fails then you will have to provide more detailed certified ID documents.

The Gifted deposit letter, proof of funds evidence and ID must be sent in by recorded delivery to your solicitor – scanned copies will not be acceptable on their own.