

ANNEX I
LIST OF DOCUMENTATION - PREVENTION OF MONEY LAUNDERING AND THE FINANCING OF TERRORISM

The Interested Party is informed that this annex is intended as a **guide**, and that it is entirely at the discretion of the Seller to request any additional or separate documents as well as any information deemed necessary to comply with the requirements of Law 10/2010 of 28 April and other current legislation on the prevention of money laundering and the financing of terrorism.

It is reminded that the Seller reserves the right to **cancel the reservation** in the event of failure to obtain this information and documentation, without this entailing any liability whatsoever on the part of the Seller.

IDENTITY DOCUMENTATION

NATURAL PERSON

IDENTITY DOCUMENTATION: **Complete, legible and valid** identity document (D.N.I., N.I.E.) or **complete, legible and valid** passport **plus** document accrediting possession of N.I.E. issued by the Police. If the Interested Party is represented by another person at the notary's office, this must be proven with a valid power of attorney + the representative's N.I.F. number.

LEGAL ENTITY

- 1) **Deed of incorporation and definitive N.I.F. (tax identification number).**
- 2) Accreditation with the **power of attorney + N.I.F. of the representative** of the person who will sign before the notary.
- 3) **Notarial deed of beneficial ownership and model for determining shareholding or control structure** and full, legible and valid **identity document** of all beneficial owners

GENERAL DOCUMENTATION/INFORMATION:

The following is the **minimally required documentation to be submitted up to 15 calendar days* prior to the expiry date of the reservation period** in order to formalise the reservation made for the purchase of a property. Such documentation is a requirement for **all parties to the transaction**.

1. Know-your-customer (KYC) form for natural persons or legal entities, as appropriate, **completely filled in and signed.**
2. Bank certificate (or document issued by the bank) accrediting the card through which the down payment was made is bound to its associated account, and certifying the ownership of both.
3. Bank balance certificate or official document **issued by the bank** identifying the **full** number and ownership of the account from which cheques or transfers for the purchase of the Property are to be drawn/issued. **In the case of several accounts/means of payment indicate the amounts of each of them.**

DOCUMENTATION ACCREDITING THE ACTIVITY AND THE ORIGIN OF THE FUNDS**:

NATURAL PERSON:

1. ACCREDITATION OF ACTIVITY AND SOLVENCY: Last Personal Income Tax (IRPF, per its Spanish initials) filed with the Tax Agency / Tax information for the last fiscal year (in the case of not having filed the IRPF) and:
 - **If employed:** Last three pay slips
 - **If self-employed:** Last three quarterly VAT declarations/quarterly income tax withholdings and most recent Social Security receipt as a self-employed person
 - **If pensioner/retired person:** Proof of pension payment or evidence of the granting of the benefit.
 - Work history statement.
2. SOURCE OF FUNDS:
 - A. **OWN: Depending on origin:**
 - a. **SALE OF ANOTHER PROPERTY:** Deed of sale of the property and copy of the cheque /
Proof of payment of the amount to the bank account, and proof of the transfer of funds to the payment account.
 - b. **INHERITANCE:** Deed of acceptance of the inheritance / Record of the deposit in the account and bank receipts proving the traceability of the funds to the payment account.
DONATION / LOAN BETWEEN INDIVIDUALS: Deed or contract of gift or loan. Proof of payment of the amount to the bank account, and proof of the transfer of funds to the payment account.
 - B. **BANK FINANCING:**
 - a. **Mortgage loan:** European Standardised Information Sheet (ESIS)
 - b. **Personal loan:** Loan policy **or** bank certificate certifying that the loan has been granted (the document must state the names of the holders, the amount and whether there are guarantors, pledges or other additional guarantees), and proof of payment of the amount to the bank account.

LEGAL ENTITY:

1. ACCREDITATION OF ACTIVITY AND SOLVENCY: Last Corporate Tax filed and last VAT or IGIC (Canary Islands General Indirect Tax) declarations filed with the Tax Agency
2. SOURCE OF FUNDS:
 - A. **OWN: Depending on origin:**
 - a. **SALE OF ANOTHER PROPERTY:** Deed of sale of the property and copy of the cheque, and proof of payment of the amount to the bank account, as well as proof of the bank transfer certifying the traceability of the funds to the payment account.
 - b. **CAPITAL INCREASE:** Capital Increase Deed (or Capital Increase Agreement), and proof of payment of the amount to the bank account, as well as proof of the transfer of funds to the payment account.

- c. PRIVATE LENDING (PARTNERS OR THIRD PARTIES): Deed or contract of donation or loan and proof of payment of the amount to the bank account, as well as proof of the transfer of funds to the payment account.

B. BANK FINANCING:

- a. Mortgage loan: European Standardised Information Sheet (ESIS)
- b. Commercial or other loans: Loan policy or bank certificate stating the granting of the loan (must indicate the name of the debtors, the amount and whether there are guarantors, pledges or other additional guarantees).

** Please note that documentation relating to bank financing that is pending for reasons beyond the customer's control will not be included in this term.*

*** Please note that this list is for purposes of example and is not complete.*