


- 1 Print and complete
- 2 Post to Nutmeg with business letterhead
- 3 We'll complete checks + confirm with your client
- 4 We'll work with you to complete the purchase

When you receive a declaration from a Lifetime ISA investor who appoints you to purchase their first residential property home, you must declare all the following information to the manager of your client's Lifetime ISA — in this case, Nutmeg.

 If your client's house purchase does not proceed within 90 days of you receiving the Lifetime ISA funds, you should repay all the funds back to your client's Nutmeg account. Any funds not repaid into your client's Lifetime ISA will incur a 25% withdrawal charge that your client will pay to HM Revenue & Customs.

Your details																													
Your full name	Your professional registration number																												
Your address incl. postcode																													
Your email address	Your phone number																												
Your client's details																													
Your client's full name																													
Your client's <u>current</u> address incl. postcode																													
The property your client is buying																													
Purchase price (must be less than £450,000) £	Expected purchase completion date, if known <table border="1" style="display: inline-table; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 20px; height: 20px;">D</td> <td style="width: 20px; height: 20px;">D</td> <td style="width: 20px; height: 20px;">M</td> <td style="width: 20px; height: 20px;">M</td> <td style="width: 20px; height: 20px;">Y</td> <td style="width: 20px; height: 20px;">Y</td> <td style="width: 20px; height: 20px;">Y</td> <td style="width: 20px; height: 20px;">Y</td> </tr> </table>	D	D	M	M	Y	Y	Y	Y																				
D	D	M	M	Y	Y	Y	Y																						
Property address incl. postcode																													
Your client's Lifetime ISA withdrawal details																													
Your Lifetime ISA provider Nutmeg Saving and Investment Limited Vox Studios 1-45 Durham Street London SE11 5JH	Your client's Nutmeg account number <table border="1" style="display: inline-table; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> </table> Approximate withdrawal amount £ <table border="1" style="display: inline-table; border-collapse: collapse; width: 150px; height: 20px;"> <tr> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> <td style="width: 20px;"></td> </tr> </table>																												
Withdrawal payment details																													
When processing the withdrawal, we'll be sending the money directly to <u>you</u> , not to your client. You'll then use the money to complete the home purchase on behalf of your client. Please tell us where you'd like us to send the money.																													
Complete this section if you'd like it sent by <u>cheque</u>	Complete this section if you'd like it sent by <u>bank transfer</u>																												
Account payable name	Account payable name																												
Full address to send cheque to	Sort code																												
Reference	Account number																												
	Reference																												

I declare that:

- I am an eligible conveyancer
- I have received the information on this declaration from my client and to the best of my knowledge I believe that it is true
- I will only use the Lifetime ISA funds released for the purchase price of my client's first residential property
- if the purchase does not proceed with 90 days of the date of receipt of my client's Lifetime ISA funds, or the purchase does not proceed, I will return the withdrawn funds in full.
- On completion the property will be used by my client as their only or main residence
- The property will be purchased with a loan taken as a charge over the property excluding a 'Buy to Let Mortgage'

What you should know

Your clients can only use funds in their Lifetime ISA to buy their first residential property:

- with other purchasers who may or may not be first time purchasers, there is no limit on the number of individuals who can buy a single residential property.
- as joint owner with another person who may already own the property.
- as joint owner with one or more individuals who will also use funds held in their own Lifetime ISA.

Your client must:

- purchase a legal interest in land with a loan taken as a charge over the property i.e. a mortgage but not a 'Buy to Let Mortgage'.
- on completion of the purchase immediately occupy the land as their only or main residence
- on completion of a partially completed dwelling occupy it as their only or main residence
- the maximum purchase price of £450,000 applies irrespective of whether it is a sole or joint purchase

The amount withdrawn from your client's Lifetime ISA must be less than the purchase price of the property. If your client is jointly buying their first property with one or more individuals, the purchase price must be £450,000 or less.

Time limits

if your client's purchase continues but is not expected to complete within:

- We can only start the withdrawal process once we have received and verified both this form as well as a similar form that your client will complete.
- Once requested, withdrawals can take 3-7 business days to complete
- 90 days of receiving funds from your client's Lifetime ISA you must ask your client's Lifetime ISA manager for a 60 day extension
- 150 days of receiving funds from your client's Lifetime ISA you must ask your client's Lifetime ISA manager for a further 30 days
- 180 days of receiving funds from your client's Lifetime ISA you must return the withdrawn funds in full to your clients Lifetime ISA

Please read and tick the box below:

I have completed this form accurately, and I have read and fully understand my responsibilities as a conveyancer

Signature



Date



Any questions? We're here to help.

020 3598 1515



All done? Post this form to us at:
Nutmeg, Vox Studios,
1-45 Durham Street, London, SE11 5JH



Be sure to include business letterhead along with the form