

Lifetime ISA – Conveyancer declaration

- 1 Download and complete
- 2 Email to us
- 3 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. Please read Time considerations section below carefully. 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

First name(s)

Last name

Email address

Professional registration number

Address

Postcode

Phone number

Your client's details

Your client's first name(s)

Your client's last name

Your client's current address

Postcode

The property your client is buying

Purchase price (must not exceed £450,000)

Expected purchase completion date, if known

Property address

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

Approximate withdrawal amount

Withdrawal payment details

When processing the withdrawal, we'll be sending the money directly to you, 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 cheque

Account payable name

Full address to send cheque to

Postcode

Reference

Complete this section if you'd like it sent by bank transfer

Account payable name

Sort code

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 within 90 days of the date of receipt of my client's Lifetime ISA funds, or the purchase does not proceed, I will return the withdrawn funds in full.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'.
- I will confirm completion within 10 working days via an email to lisadeclarations@nutmeg.com.

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. 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 not exceed £450,000.

Time considerations

- We can only start the withdrawal process once we have received and verified the declaration forms from both the Nutmeg customer and the conveyancer.
- We also require a Nutmail from the customer confirming the conveyancer firm details.
- Once the above is complete withdrawals usually take at least seven to 10 business days, but can take longer in certain circumstances.

For conveyancers, if the house purchase continues but is not expected to complete within:

- 90 days of receiving funds from your client's Lifetime ISA you must ask Nutmeg for a 60 day extension.
- 150 days of receiving funds from your client's Lifetime ISA you must ask Nutmeg 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 client's 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.

Your signature

Today's date

D	D	-	M	M	-	Y	Y	Y	Y
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All done? Email the completed form to us at:

lisadeclarations@nutmeg.com

alternatively you can post to Nutmeg, Vox Studios, 1-45 Durham Street, London, SE11 5JH

Any questions?

We're here to help - **020 3598 1515**

Invest. Your way.

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