

## GIFT LETTER

This letter is addressed to: **SKIPTON INTERNATIONAL LIMITED**

Dear Sirs,

We the undersigned [names of donors of gift]

acknowledge that Skipton International Limited ("Skipton") is lending the sum of £

to our [relationship to borrower],

[name of borrower]

(the "Loan") for the purchase of [address of property]

(the "Property"). This Loan is to be secured by a first and only charge over the Property.

We hereby unconditionally and irrevocably confirm, acknowledge and agree with Skipton:

1. That we are giving the sum of £
2. That no repayment of the gift is expected or implied by us.
3. That we have no legal or beneficial interest whatsoever in the Property and will not during the period of the Loan seek and acquire any beneficial interest in the Property.
4. That we further understand that Skipton will rely on this gift letter for the purposes of the Loan [and we understand that we have been advised to seek legal advice on its terms].
5. I / We have supplied evidence of the gift (as detailed on the following page)

**I/We** intend to reside in the property and **I/we** fully understand and agree that in the event Skipton had to enforce its security in respect of the Loan **I/we** would be required to vacate the Property. In addition **I/we** confirm and agree that **I/we** have obtained independent legal advice prior to making the gift and signing this document. **I/We** further agree with Skipton to observe and comply with any conditions set out within the Offer Letter (a copy of which I/we acknowledge and confirm having received, read and understood).

Please declare the amount for each source of your gift in the below boxes. The details of the documentation you are required to submit can be found on the following page.

Savings

Inheritance

Investments

Sale of Property

Maturity/Surrender of insurance policy

Divorce Settlement

Equity Release from existing property

Compensation/Court Award

Other (please specify)

Lottery/Gambling Win

**Yours faithfully;**

Name of donor of gift

Name of donor of gift

Signature of donor of gift

Signature of donor of gift

**In the presence of:**

Name of independent witness

Signature of independent witness

Dated



## SKIPTON INTERNATIONAL

This details the documentation you are required to submit in order to evidence the source(s) of the gift.

<u>Source</u>	<u>Documentation</u>
Savings	6 months bank statements demonstrating build up of deposit /capital repayment /gifted monies.
Investments	Statement from investment provider showing last 12 months portfolio valuation.
Sale of Property	Signed letter from solicitor, advocate or estate agent. Copy of contract of sale/settlement statement.
Equity release from existing property	Mortgage agreement/offer letter.
Inheritance	Copy of will, signed letter from solicitor, Grant of Probate or a letter from Executor.
Maturity or surrender of life assurance policy	Closing statement or letter from the policy provider.
Dividends or Profits from company	Latest audited company accounts or dividend statement.
Divorce	Copy of court order or judicial separation agreement.
Other court award (e.g. compensation)	Court order signed letter from solicitor/advocate
Lottery / Gambling win	Evidence from the lottery company, cheque or a winnings receipt.
Gift	Fully completed & signed Skipton International mortgage gift letter will be required as well as relevant evidence of such funds.