Countrywide
TAX & TRUST CORPORATION

Why your legal name matters



All financial institutions have a responsibility to prevent money laundering and as a result, we are obliged to carry out due diligence on clients we deal with.

If you are instructing Countrywide Tax & Trust Corporation Ltd (CTTC Ltd) in relation to wills, trusts and estate planning, we are required to carry out certain checks.

When creating important legal documents, such as wills, trusts, Lasting Powers of Attorney, or dealing with property, it is essential that the name you use matches your official legal identity.

Your legal name is the name that appears on official government-issued documents, such as your passport, driving licence, or birth certificate.

The following is not a legal name:

- A nickname ('Liz' instead of 'Elizabeth')
- Abbreviations or shortened versions ('Rob' insted of 'Robert')
- Middle names used as first names (unless legally changed)

Where we are instructed in relation to property work, if the name on your government issued ID (for example your driving licence or passport) does not correspond with the name on the Land Registry, we will need further evidence to confirm that the person named on the ID document is the same as the person named on the Land Registry.

Using incorrect, outdated or inconsistent names on legal documents can cause:

- Delays in processing documents or administering estates
- Complications when selling or transferring property
- Difficulties proving legal ownership or entitlement
- Issues in carrying out screening checks as part of our due diligence

If you use a nickname in every day life, let us know - but always sign and complete documents using your full legal name.

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Accepted Forms of Evidence

Helping You Get It Right the First Time

Please note that your name, the date and your address must be visible on any document you submit.

Surname Mismatch

If your surname on your ID differs to the one on the Land Registry title of a property we are instructed to deal with, please provide one of the following:

- Marriage Certificate
- Deed Poll Document
- Decree Absolute

First or Middle Name Mismatch

If your first or middle name is different or missing from either your ID or Land Registry title, please provide one of the following:

- Birth Certificate
- Deed Poll Document
- Marriage Certificate
- Decree Absolute

No Official Name Change Document?

If you are unable to provide the above, we will review your case and suggest possible alternative documents based on an individual review of your circumstances. Please note that without the required documentation, we may be unable to act on your instructions.