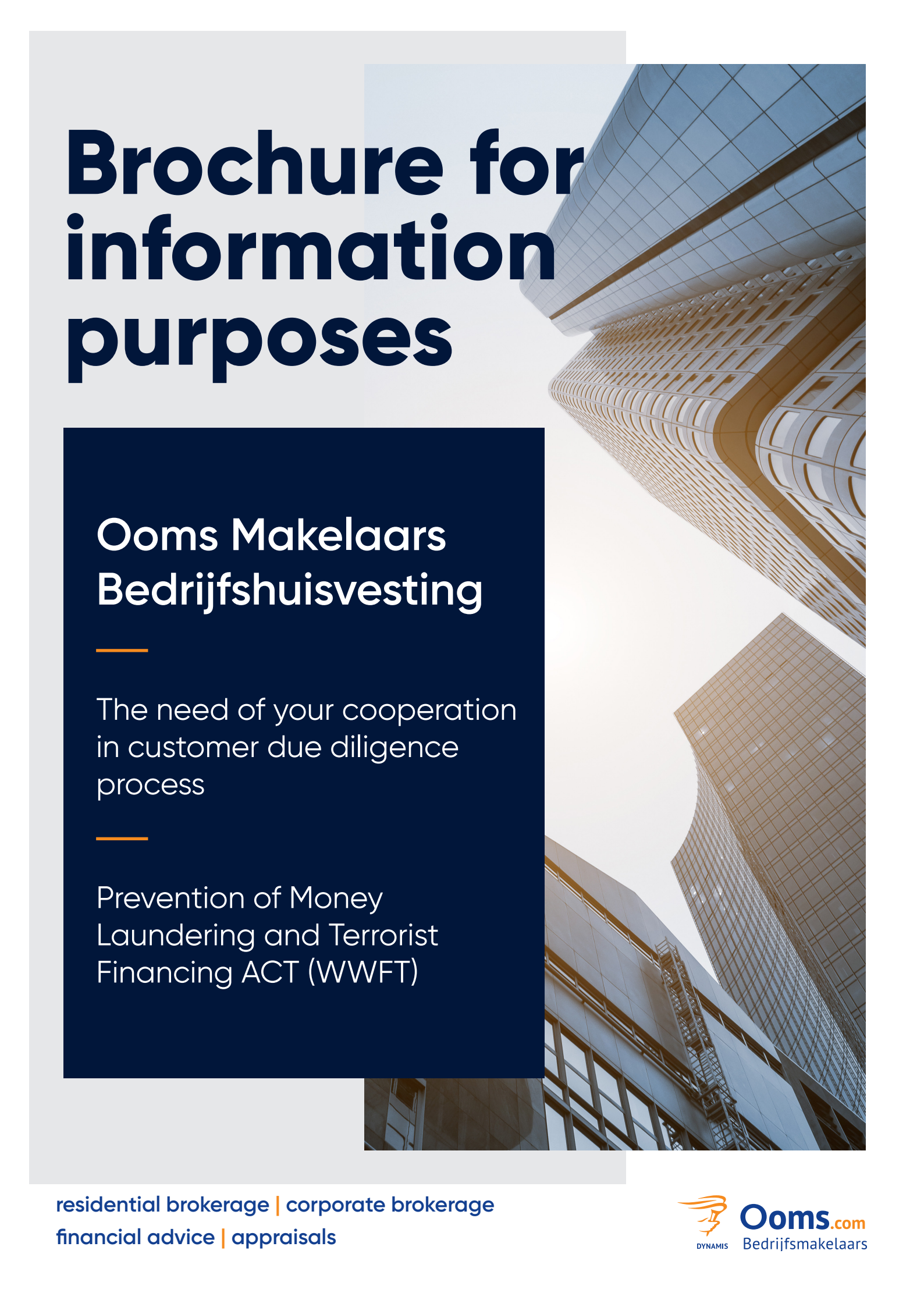


# Brochure for information purposes



## Ooms Makelaars Bedrijfshuisvesting

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The need of your cooperation  
in customer due diligence  
process

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Prevention of Money  
Laundering and Terrorist  
Financing ACT (WWFT)

# What does the WWFT legislation mean?

The WWFT legislation requires brokerage firms, among other parties, to take legal measures to prevent money laundering and terrorist financing. The main purpose of this law is to protect the financial system and society from the negative consequences of criminal activities. We as Ooms Real Estate are obliged to carefully comply with this legislation by conducting a client due diligence at **all involved parties**.

In a client due diligence, we at Ooms Makelaars investigate whether there is a risk of money laundering or terrorist financing. If those risks are not clear, we may not provide services to the client involved by a possible transaction.

As a real estate agency, we are legally obliged to record data of all parties we do business with.

## The WWFT legislation requires us to:

- Identify the customer and verify their identity;
- Identify the Ultimate Beneficial Owner and verify its identity\*;
- Establish the purpose and intended nature of the business relationship;
- Establish whether the natural person representing the customer is authorised to do so;
- Monitor the business relationship and its transactions, investigating the source of funds used in the relationship or transaction\*.

## What information do we require from you?

- A verified copy identification of the signatory authorised person(s);
- A verified copy identification of all beneficial owner(s) (UBOs)\*;
- UBO declaration by means of a completed
- UBO form\*;
- Completed form source of funds (if applicable)\*.

\*At sale and at a total rental income when renting out €10,000 p/m (€120,000 p/y)

# What happens to your information?

The data of clients participating in the client investigation concerning the WWFT legislation are handled carefully according to the guidelines of this law. After the examination, the data are kept according to the legal requirements and are used only for the purposes specified in the WWFT legislation. Client privacy is respected at all times and data is not used for other purposes without proper consent or legal basis.



# The importance of your cooperation

## **Risk of relationship termination due to lack of cooperation:**

If the requirements for client screening cannot be met due to lack of cooperation from a relevant party, the business relationship could be terminated. This makes it very important for both client and counterparty to show cooperation from all parties in providing the requested data so that the client screening can be performed for all parties involved.

Legally, an agreement may not take place until the client due diligence has been fully completed. In this, your cooperation is necessary.

## **The importance for clients**

WWFT compliance allows us as Ooms Makelaars to identify and report suspicious transactions, which can protect you as a client from being involved in money laundering or terrorist financing without your knowledge.

This can help prevent your property from being used for criminal purposes, such as laundering money obtained from illegal activities. At the same time, your reputation can be secured and potential financial losses due to involvement in illegal activities can be prevented.

By complying with WWFT legislation, we as a real estate agency can demonstrate our commitment to the highest standards of integrity and professionalism in our services.

## **The importance for prospective tenants and buyers**

By cooperating with the WWFT client due diligence process, you, as a prospective tenant or buyer, demonstrate transparency and integrity in your financial transactions. This increases landlords' and sellers' confidence in your intentions and increases the likelihood of successful and smooth transactions.

By having both landlord/seller and prospective tenant/buyer participate in the client due diligence process, we can give you assurance that the transactions you are involved in are legitimate. By complying with WWFT legislation as Ooms Real Estate, we, as an estate agency, ensure that transactions comply with legal requirements

and ethical standards, which can protect the interests of you as a candidate.

In short, the WWFT legislation provides you as a prospective tenant or buyer with an important framework for ensuring safe, fair and reliable transactions.

## **Summary**

Our ability to comply with the WWFT legislation by cooperating with client due diligence from all parties, this offers both clients and prospective tenants and buyers protection against illegal activities and ensures legitimate transactions, ultimately leading to a safer and more reliable property market for all parties involved.

## **Source**

The information in this brochure is based on data obtained from Publications WWFT of the central government of the Netherlands. This website provides reliable information on compliance with WWFT legislation. The information was accessed on 1 May 2024.

## **URL reference:**

<https://ap.lc/wBYye>



# Suitable accommodation for **your business?** Our **specialists** are ready to help!



**Jeroen van der Meer**

Director - Associate

Registered Estate Agent and Surveyor

Tel: 088 424 0 179



**Peter van Nederpelt**

Director - Associate

Registered Estate Agent and Surveyor

Tel: 088 424 0 110



**Dennis Dekker**

Director - Associate

Registered Estate Agent and Surveyor

Tel: 088 424 0 172



**Allard van den Berg**

Real Estate Advisor - Partner

Corporate Halls

Tel: 088 424 0 235



**Joost van der Linden**

Real Estate Consultant

Industrial Buildings

Tel: 088 424 02 58



**Laura Wijburg**

Commercial Inside

Representative

Tel: 088 424 0 132

## Why Ooms?

- ✓ Fast, proactive, and entrepreneurial
- ✓ Strong team with always one clear point of contact
- ✓ At home in the market, the region, and with authorities
- ✓ Your challenge is our challenge
- ✓ NVM Business Broker
- ✓ Certified by Vastgoedcert



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