

# AML - Designated Non-Financial Businesses and Professionals (DNFBP) - Real Estate Agents and Brokers

UAE Federal Law No 20 of 2018 on Anti Money Laundering (AML) was introduced in the UAE for combating the financing terrorism and illegal organization. The law enforced responsibilities on **DNFBP** to tackle Money Laundering. DNFBP includes **Broker and Real Estate Agent, Dealers in Precious Metal and precious stones, Legal professionals, Independent accountants and provider of corporate services and trusts.**

Duties and responsibilities of DNFBP: Appointment of compliance officer, Performance customer due diligence (CDD), Conducting screening for existing and new customers, Suspicious Transaction report (STR) to Financials Intelligence Unit (FIU), Keep records for Five years, ensure all compliance related to AML.

To fulfill the compliances, DNFBPs should ensure that they have adequate internal policies, procedures and controls in place.

 **Singiri & Co** 00971 589 320 410 / 411

## Procedures for Real estate agents and Brokers in Dubai, UAE

Purchase and Sale of Real Estate Freehold Property in UAE through: single cash transaction or several cash transactions amount equal or more AED. 55,000. / Payment by a virtual asset / Funds used to carry out the transaction for the entire, or a portion, of the property value:

### Need to receive & Submit :

- 1).Emirate ID 'or' Passport, Receipts, Invoices, contracts and Sales purchase Agreement.
- 2). If Buyer or seller legal person then Trade License, AOA, Real Beneficiary owners, Emirate ID and passport of owners / shareholders.
- 3). Submit a "Real Estate Transaction Report" ("REAR") to FIU through GOAML plat form.
- 4). REAR report in additional submission to STR and other compliances report.
- 5). Documents need to maintain minimum Five years.

## Red Flag - Real estate agents and Brokers in Dubai, UAE:

"Red Flag is indications that Pinpoint involvement of any fraud or suspicious activities in a financial transaction"

Below few Red Flags in Real Estate Transaction:

- ✓ Agent of Buyer / Seller in transaction unlicensed.
- ✓ Suspicious nature / behavior of customer
- ✓ Loan payment from someone other than borrower
- ✓ Buyer make unusual requests
- ✓ Concealment of Real beneficiary owner
- ✓ Submit invalid documents
- ✓ Payment from unusual large number of borrowers
- ✓ Low appraisal value, non-arm length relationship between Buyer and Seller
- ✓ Past misrepresentation made by seller and buyer
- ✓ Hide the true value of asset in order to qualify loan etc.

If you are looking for Anti Money Laundering (AML) Registration, customer due diligence support, Suspicious Transaction report (STR) to Financials Intelligence Unit (FIU) etc., related to DBFBPS please contact us.: **Singiri & Co., Dubai, UAE. 00971 589 320 410 / 411**