

Small Self-Administered Scheme

# Platinum SSAS

## **Tenant's Information Guide**

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As your tenancy is linked to an InvestAcc Platinum product, we have created this guide to provide some key information relating to our anti-money laundering obligations. This guide defines some important terminology, clarifies the reasons why we need certain pieces of information about you, and explains what happens if any of the checks we have to carry out fail.

### Beneficial Owners

For limited companies and partnerships, the term 'Beneficial Owners' includes every 'Person of Significant Control' (PSC) listed in Companies House records.

A PSC is a person or entity that has significant influence or control over the limited company or partnership that is the tenant of the property. This may include owners, directors, partners, members of Boards of Directors or equivalent managing bodies or committees, and other senior managers who are able to influence (or benefit from) the business of the tenant. More information can be found in the statutory guidance for the PSC register, which is available from the [www.gov.uk](http://www.gov.uk) website.

### Company Checks

We will validate the tenant information provided on the Property Tenant Information Form, including the details of all Beneficial Owners, against the PSC information held at Companies House. If we find discrepancies with any of the information, we may need to report this to Companies House.

### Anti-money laundering requirements

We will validate the tenant information provided on the Property Tenant Information Form, including the details of all Beneficial Owners, against the PSC information.

### Data privacy statement

We'll use the personal information provided on the Property Tenant Information Form to conduct identity checks of all relevant parties with credit reference and fraud prevention agencies. These agencies will record our checks and will make that record available, so others are able to verify your identity.

So we can thoroughly check the available data, we verify your identity using scoring methods. If the information supplied is false or inaccurate and we suspect fraud, we'll inform the fraud prevention agencies.

Depending on how the data has been processed, and subject to some exemptions, you have a number of legal rights concerning your personal information. These include the right to:

- access personal information;
- rectify / erase personal information;
- restrict the processing of your personal information;
- transfer your personal information;
- object to the processing of your personal information;
- object to our use of your personal information for direct marketing purposes;
- obtain a copy of personal information safeguards used for transfers outside your jurisdiction; and
- lodge a complaint with your local supervisory authority.

To exercise these rights (or request details of the credit reference and fraud prevention agencies from which we obtain information and record information about you), please contact us at [platinumssas@investacc.co.uk](mailto:platinumssas@investacc.co.uk)

For more information, see our Privacy Policy on [investaccplatinum.co.uk](http://investaccplatinum.co.uk)



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