[Seller's full name]
[Seller's address]
[Date]

To: [Lender name] and [Solicitor / conveyancer firm name]

Re: Gift of equity on the sale of [full property address]
Buyer(s): [Full name(s) of the buyer(s)]

I, [seller's full name], confirm the following:

1. I am selling the property to [buyer's full name(s)], who is my [relationship].
2. The market value of the property is £[market value], based on [valuation source and date].
3. The agreed sale price is £[sale price]. The difference of £[gift amount] is a gift of equity to the buyer(s).
4. This gift is unconditional and non-refundable. It is not a loan, and no repayment is expected in money or in any other form.
5. After completion I will have no interest, share or rights in the property, and I will not live there. [Delete or amend if this is not correct, and tell the lender.]
6. Making this gift does not leave me unable to meet my own debts, and I am not bankrupt or subject to insolvency proceedings.

Signed: _____
Full name: [Seller's full name]
Date: [DD/MM/YYYY]

Online version and guidance: https://mortgageexplained.co.uk/checklists/gift-of-equity-letter-template/

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