



Federal law requires certain residential real estate transactions purchased with all cash or without institutional lender financing (where the lender has an anti-money laundering program) and where at least one buyer/transferee is a legal entity (corporation, LLC, partnership), trust, or other non-natural person, be reported to the United States Treasury's Department's Financial Crimes Enforcement Network (FinCEN). FinCEN requires the following information be provided by Sellers according to these categories:

INDIVIDUAL

- Full Legal Name
- Date of Birth
- Residential Street Address After Settlement (No P.O. Box)
- Unique ID - Tax ID (US) or Foreign ID/Passport and Country of Issuance

TRUST

- Full Legal Name of Trust as listed on Trust Document
- Date Trust Instrument Executed
- Unique ID - IRS TIN or Foreign ID and Name of Jurisdiction

ENTITY

- Full Legal Name of Entity
- Trade Name or "d/b/a"
- Street Address (No P.O. Box)
- Unique ID - Tax ID (US) or Foreign ID and Name of Jurisdiction

TRUSTEE INFORMATION

- Full Legal Name
- Residential Street Address for Individuals or Principle Place of Business for Legal Entities
- Unique ID - Tax ID (US) or Foreign ID/Passport and Country of Issuance



FinCEN requires buyers to submit the following information if they are an entity or a trust. Both types of buyers will also submit information concerning the funds used to acquire the property.

ENTITY INFORMATION

- Full Legal Name of Entity
- Trade Name or "d/b/a"
- Street Address (No P.O. Box)
- Unique ID - Tax ID (US) or Foreign ID and Name of Jurisdiction

BENEFICIAL OWNERSHIP - ENTITY

- Individuals with Substantial Control
- Owners above 25% on date of closing
- Signer of closing documents
- Full legal name, DOB, Residential Street Address, Citizenship, Tax ID (SSN) or Foreign Tax ID/Passport Number with Country of Issuance

FUNDS FOR ACQUISITION- ENTITIES & TRUSTS

- Originating Financial Institution
- Account Number
- Payor (Name on Account)
- Method of Payment (wire, check, other)
- Dollar Amount of Payment

OR

TRUST INFORMATION

- Full Legal Name of Trust as listed on Trust Document
- Date Trust Instrument Executed
- Unique ID - IRS TIN or Foreign ID and Name of Jurisdiction
- Is the Trust Revocable?

BENEFICIAL OWNERSHIP - TRUST

- Trustees
- Someone other than the trustee who may dispose of assets
- Sole beneficiary who can demand or make withdrawal of assets
- Grantor or settlor with right to revoke trust or withdraw assets
- Beneficial owner of legal entity or trust that is trustee of transferee trust
- Beneficial owner of legal entity or trust that is not a trustee and who may dispose of assets
- Beneficial owner of legal entity or trust that is sole principle of income or who can demand or make withdrawals of assets
- Beneficial owner of legal entity or trust who can revoke trust or withdraw assets
- Signer of closing documents
- Full legal name, DOB, Residential Street Address, Citizenship, Tax ID (SSN) or Foreign Tax ID/Passport Number with Country of Issuance