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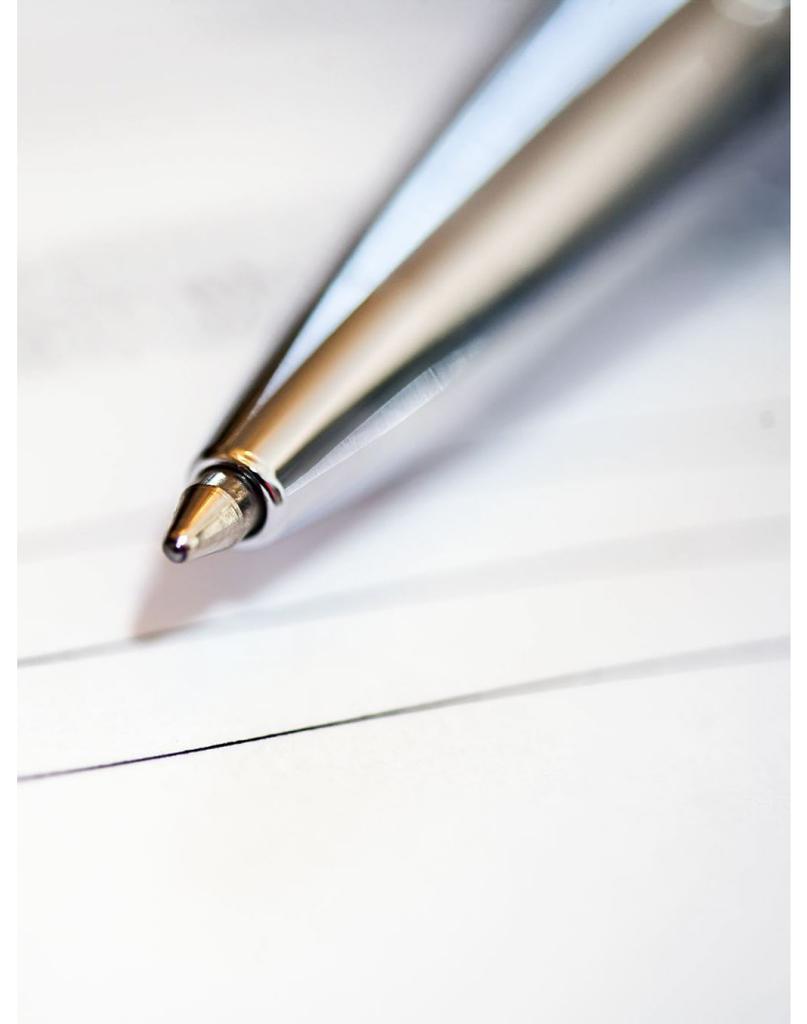






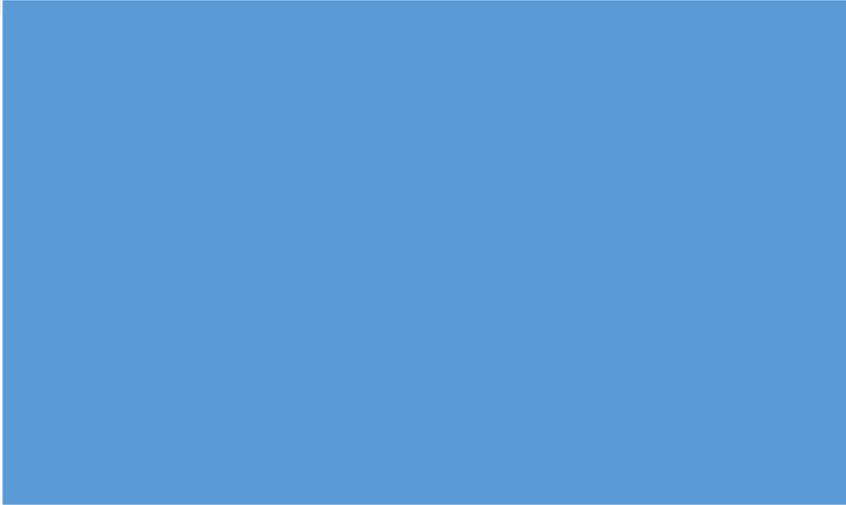




















Information Notice

Required FinCEN Real Estate Report

Starting March 1, 2026, settlement providers must file a FinCEN Real Estate Report to the U.S. Department of the Treasury when a residential property is transferred without a [loan](#) and the buyer is an entity or a trust. This rule applies in all states and [to](#) many no-cost transfers. It is a common report with nearly one million filed each year.

We handle this report for you through a secure service provided by [fincenrealestatereport.com](#). You will receive an invitation email with a secure link to a short online form. The system protects your information and guides you step by step. It takes about five [minutes, and](#) completing it promptly helps prevent closing delays.

Here is what you will need to provide:

If you are buying as an entity (like an LLC or corporation):

List the entity and anyone who owns 25 percent or more or has major decision power. If no one owns 25 percent, list at least one person who makes key decisions. If another company owns part of the entity, list the real people behind that company. A video of the process is available on [FincenRealEstateReport.com](#)

If you are buying under a trust:

List the trust and all trustees. Also list any beneficiaries who can demand money or withdraw trust assets, and any grantors who can revoke the trust. If a trustee is a company, list the real people who own or control that company. A video of the process is available [FincenRealEstateReport.com](#)

If you are the seller:

We must collect some basic information from you, including your taxpayer number. More information is available [FincenRealEstateReport.com](#).

For all listed individuals:

You will provide your legal name, date of birth, home address, taxpayer ID, ID documents, and payment account information for buyers.

If you have questions before you receive the link, contact us. After you receive it, you may email support@fincenrealestatereport.com or use the support button in the submission portal. There is also a secure live chat available to help you when you are completing the report online. We recommend opening the link on a computer if available to make the process easier.



SELLER CHECKLIST

FinCEN

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 State Treasury 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

TRUSTEE INFORMATION

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

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

BUYER CHECKLIST

FinCEN

FinCEN requires Buyers to submit the following information if they are an Entity or 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, d/o/b, Residential Street Address, Citizenship, Tax ID (SSN) or Foreign Tax ID/Passport Number with Country of Issuance

FUNDS FOR ACQUISITION - ENTITIES & TRUSTS

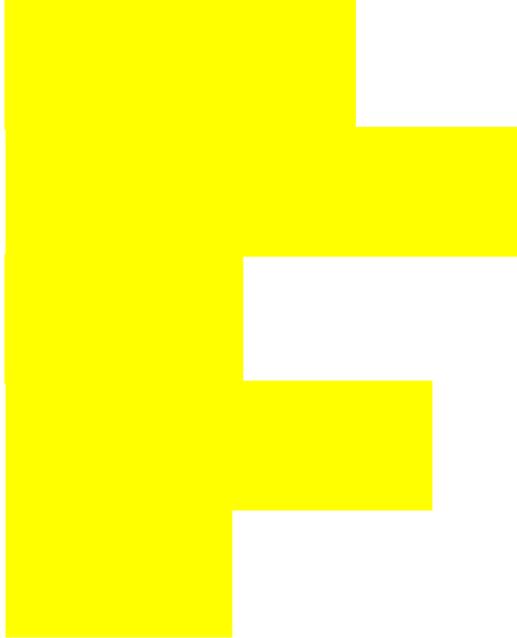
- Originating Financial Institution
- Account Number
- Payor (Name on Account)
- Method of Payment (wire, check, other)
- Dollar Amount of Payment

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 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 or 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 principal 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 docs
- Full legal name, d/o/b, Residential Street Address, Citizenship, Tax ID (SSN) or Foreign Tax ID or Passport Number with Country



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Email us at help@titlealliance2.wpenginepowered.com

Call us at 1-800-220-3901



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Introduction Content

This is a placeholder for introductory content letting people know what this page is about



Recorded FinCEN Training Webinar

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FAQs

▼ Example question 1

▼ Example question 2

▼ Example question 3

▼ Example question 4

