

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

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

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