

! 🏠 **Important Notice for Buyers Using an LLC or Trust**

Federal Reporting Requirement for Certain Home Purchases

📄 **Why You're Receiving This**

The U.S. Department of the Treasury (FinCEN) now requires **additional information for certain residential real estate purchases**. This rule is designed to increase transparency and **applies nationwide**.

📅 **Effective for closings on or after March 1, 2026.**

📄 **What Information May Be Required?**

If your transaction is covered, the **title or settlement company** will ask for:

➔ **If Buying in an LLC or Entity**

- Legal entity name & state of formation
- EIN
- Names and information of individuals who own or control the entity
- Authorized signer details

➔ **If Buying in a Trust**

- Trust name & date
- Trustee information
- Grantor/settlor information
- Beneficial owner information (if applicable)

🔴 This information is required by **federal law** and is submitted securely by the settlement professional.

🧠 **Bottom Line**

If you're purchasing a home through an LLC or trust without bank financing, federal rules may require additional ownership information. Starting early helps ensure a smooth closing. If you have questions, your real estate agent or title company can help guide you.

🔍 **When Does This Apply?**

This requirement **may apply to your purchase** if **all** of the following are true:

- ✓ You are buying residential property (home, condo, townhome, 1–4 units)
- ✓ The buyer is an LLC, corporation, partnership, or trust
- ✓ The purchase is all-cash or not financed by a traditional bank

If you are getting a standard mortgage from a bank, this usually does **NOT** apply.

✓ **Who Handles the Reporting?**

- The **title company, escrow agent, or closing attorney** prepares and files the report
- **Buyers and agents do not file the report themselves**

🕒 **Why Early Preparation Matters**

Providing this information early helps:

- ✓ Avoid closing delays
- ✓ Prevent last-minute document requests
- ✓ Keep your transaction on schedule

Delays most often occur when ownership information is incomplete or gathered too late.

🔒 **Privacy & Security**

- Information is submitted through a **secure federal system**
- It is used for **anti-money-laundering purposes only**
- This is a **reporting requirement**, not a tax or audit