

! 🏠 **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



HARBOR TOWN
TITLE