



FINCEN FACTS

Effective March 1, 2026

WHAT IS FINCEN?

The Financial Crimes Enforcement Network, is an arm of the U.S. Department of the Treasury. FinCEN fights financial crimes by tracking and analyzing information involving money movement, including real estate transactions.

Effective March 1, 2026 all escrow companies are required to report certain transaction information to FinCEN.

WHAT SALES ARE AFFECTED?

This rule affects all transactions/transfers throughout the US that have the following characteristics:

- Entity purchaser, **AND**;
- Cash or non-institutional financing (that do not have anti-money laundering practices in place), **AND**;
- Residential property or vacant land that is intended to be used for residential/1-4 family construction

WHEN IS INFORMATION COLLECTED?

- All applicable parties must complete the required form and certify the submitted information prior to closing. **The sooner, the better.**
- **The great news is CW already has a process in place!** We are up to speed and ready to handle this requirement.
- CW Clients are able to securely upload required information to us via our user-friendly transaction portal, including ID and other documents.

WHAT IS NEEDED FROM BUYERS AND SELLERS?

Buyers*	Sellers - Individual	Sellers - Entity	Sellers - Trust
» FinCEN form which includes: <ul style="list-style-type: none"> • Contact information • Entity information • Country of citizenship • Social Security number » Color copy of government issued photo IDs of all the parties above	» FinCEN form which includes: <ul style="list-style-type: none"> • Contact information • Country of citizenship • Social Security number » Color copy of government issued photo IDs of all the parties above	» FinCEN form which includes: <ul style="list-style-type: none"> • Contact information • Any trade names/DBAs • Tax Identification Number (TIN) or Foreign Tax number » Color copy of government issued photo IDs of all the parties above	» FinCEN form which includes: <ul style="list-style-type: none"> • Contact information • Legal name and date the trust was executed • Tax Identification Number (TIN) or Foreign Tax number • Any trade names • Plus, the above information for all trustees of the trust » Color copy of government issued photo IDs of all the parties above

*Definition of buyer:

Anyone that owns a 25% equity interest or more of the transferee entity; or anyone that exercises substantial control over the transferee entity and/or is signing on behalf of said entity.

This includes those possibly not a member or manager being reported as part of the transfer entity.

Contact your CW Title and Escrow Team to get all your questions answered.

