



**TSI**  
Title Services Inc.

## **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](https://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 [here](#), and you can use [this link](#) to see who must be included in the report.

**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 [here](#), and you can use [this link](#) to see who must be included in the report.

**If you are the seller:**

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

**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](mailto: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.