

New FinCEN Reporting Requirements Client Notice

Effective March 1, 2026, closing agents are required to file a report with the federal government for any residential real estate transaction that does not involve a traditional mortgage loan from an institutional lender, and the buyer is a legal entity or trust. This will include all-cash deals and sales that are privately financed or seller financed.

The rule was enacted by a bureau within the U.S. Department of Treasury known as the Financial Crimes Enforcement Network (FinCEN) to combat money laundering. Although the reporting requirement is triggered by the type of buyer--for example, an all-cash buyer who is a limited liability company--the governmental filing, if required, includes information about both the buyer and seller, including addresses, birthdates, and social security numbers. If a FinCEN filing is required, both the buyer and seller will need to provide the closing agent with the information necessary to complete the required report. The closing agent, typically the title company, is responsible for collecting the information and submitting the report.

This is a brief overview of the new filing requirements and is not intended as legal advice. For more information, check out FinCEN's Frequently Asked Questions: <https://www.fincen.gov/rre-faqs> and/or consult with an attorney.

Scan or Click for FAQ



Client Signature

Date

Client Signature

Date

Client Name Printed

Date

Client Name Printed

Date

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