

**WRA-FD – FINCEN REPORT DISCLOSURE FOR WISCONSIN PROPERTIES**

1 Federal law requires some real estate sales to be reported to the U.S. Treasury Department's Financial Crimes  
2 Enforcement Network (FinCEN). FinCEN works to stop money laundering, fraud, and other financial crimes.

3 A sale is reportable if all three of the following are true:

- 4 • The property is residential (including mixed use if part of the property is residential and vacant land if the buyer  
5 intends to build a residential property).
- 6 • The purchase is all-cash (no loan from a bank or other institutional lender).
- 7 • At least one buyer/transferee is a trust or is a legal entity such as a limited liability company, corporation,  
8 partnership, or estate.

9 If the transaction is subject to FinCEN reporting, then Seller and Buyer shall, no later than closing, provide the closing  
10 agent with the information and documentation necessary to complete the FinCEN Report.

11 **SELLERS**

12 Sellers must provide the following information to the closing agent so the agent can identify the seller/transferrer:

13 **Individual Sellers:** Name, date of birth, address, and Social Security number.

14 **Trust Seller:** Name, date the trust was executed, IRS Trust ID Number, and the names, addresses and Social Security  
15 numbers of the trustee of the trust.

16 **Entity Seller:** Name, trade name, address, and Taxpayer ID.

17 **BUYERS**

18 Buyers must provide the following information to the closing agent so the agent can identify the transferee entity or  
19 transferee trust in the transfer, and the beneficial owners of the transferee entity or transferee trust:

20 **Trust Buyer:** Name, date the trust was executed, IRS Trust ID Number, and the names, dates of birth, addresses and  
21 Social Security numbers of the beneficial owners of the trust.

22 **Entity Buyer:** Name and trade name, address, Taxpayer ID, and the names, dates of birth, addresses, and Social  
23 Security numbers of the beneficial owners of the entity.

24 Buyer shall pay all costs and fees to prepare and file the FinCEN Report.

25 **REPORTING**

26 The closing agent, typically the title company, is responsible for collecting the information and for submitting the FinCEN  
27 report. If this information is not provided, the title company cannot close the transaction. Licensees do not collect this  
28 information. Buyers and sellers must provide it directly to the closing agent.

29 By signing below, Buyers and Sellers acknowledge they have received this disclosure.

30 (x) Christina Goodwin \_\_\_\_\_ 3/13/26  
31 Seller's Signature ▲ Print Name Here ► Christina Goodwin Date ▲

32 (x) Christina Goodwin \_\_\_\_\_ 3/13/26  
33 Seller's Signature ▲ Print Name Here ► Christina Goodwin - POA for Nathan Goodwin Date ▲

34 (x) \_\_\_\_\_  
35 Buyer's Signature ▲ Print Name Here ► Date ▲

36 (x) \_\_\_\_\_  
37 Buyer's Signature ▲ Print Name Here ► Date ▲

38 This Disclosure was presented by [insert name of Licensee and Firm] \_\_\_\_\_  
39 \_\_\_\_\_