



American Heritage Abstract
104A N. Lincoln, Desloge, MO



Potosi Abstract Company
204 W. Breton, Potosi, MO

Letter Regarding FinCen

Dear Customers & Agents

February 26, 2026

Effective March 1, 2026, the [Residential Real Estate Reporting Rule](#) (“Rule”) begins per the Financial Crimes Enforcement Network (“FinCen”), being part of the U.S. Department of the Treasury.

We, American Heritage Abstract Co. Inc. and Mountain View Land Title Co. Inc. dba Potosi Abstract dba American Heritage Abstract (“Company”), have decided that until further notice, all cash or hard-money lender transactions that involve residential or potentially residential properties in which the purchaser is an entity or trust as defined by the Rule must include an escrow closing service with title insurance, and an additional FinCen Reporting Fee.

The Company has chosen to use the program offered by [FinCenRealEstateReport.com](#) (“platform”) to file the required reports with FinCen. Buyers and sellers must provide the Company their phone numbers and email addresses. Then, the more detailed and personal information necessary for the reports will be requested by the platform via e-mail. Once the customer enters all the prompted information into the platform, the Company will be notified that this transaction is clear to close. The Company will NOT close these transactions until the required information is provided for the reports.

For more information and to know what details will need to be provided see the links in the bulletins below from [FincenRealEstateReport.com](#):

-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 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.

Sincerely,
Maegen Turnbough
Maegen D. Turnbough, Vice President