

KNOW YOUR CUSTOMER (KYC) FORM: LEGAL ENTITY

Persons opening an escrow account on behalf of a legal entity must provide the following information¹:

I. AUTHORIZED REPRESENTATIVE	
Name:	
Title	
Contact Phone #:	
Email Address:	

II. LEGAL ENTITY	
Company Name:	
Entity Type:	
Place of Formation:	
DBA (if different):	
Company Taxpayer Identification Number (TIN):	
Company Registration Number (other than TIN if applicable):	
Date of Incorporation:	
Primary Business Address (no PO Boxes):	
Business Mailing Address (if different):	
Business Website	
Business Activities:	

III. POLITICAL ASSOCIATIONS		
Is any of the owners or executive officers, or in the past, holding a political position	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, when and which position?		
(if more than one, provide same information for each family member with political associations as an exhibit)		
Name:		
Physical Address:		
Date of Birth:		Social Security Number:
Other forms of primary ID, if non-US person:		

IV. SOURCE AND TYPE OF FUNDS	
Does the Company manage third-party funds? (if yes, attach explanation)	<input type="checkbox"/>
Does the Company deal or exchange currency?	<input type="checkbox"/>
Does the Company deal with traveler's checks, official bank checks, money orders, and stored value cards?	<input type="checkbox"/>
Does the Company's business activity involve payments into other jurisdictions? (if yes, attach list of countries for money transmission)	<input type="checkbox"/>
Is the Company a taxpayer in any other country (for income tax purposes)? If yes, provide country and taxpayer number below:	<input type="checkbox"/>

¹ In accordance with requirements of Bank Secrecy Act, 31 CFR Chapter X, as well as Texas Finance Code, Chapter 151 and Texas Administrative Code, Chapter 33, all financial institutions must obtain, record and retain certain identifying information of their customers for the purposes of combating money-laundering, terrorist financing or other criminal activity.
v.09122023

ADDITIONAL INFORMATION

(Include to this application copies of documents as listed below)

- Organizational documents (refer to the section below regarding types of documentation for various types of entities)
- Passport (or any other form of government issued document confirming person’s identity with a photograph, unique serial number and a signature sample) for the Authorized Representative of the Legal Entity

ANTI-MONEY LAUNDERING DECLARATION:

I hereby attest to and affirm the following:

1. I declare that all funds paid to TLA, LLC, as the escrow agent, and any and all payments made in connection with the underlying transaction are fully compliant with all applicable rules, regulations, opinions, and releases set forth by the U.S. Department of Treasury (“Treasury”), the Financial Crimes Enforcement Network (“FinCEN”), the Internal Revenue Service (“IRS”) and the Office of Foreign Asset Control (“OFAC”).
2. I declare that the Legal Entity, and neither of its owners, executive officers or directors are not subject to any inquiries, investigations, administrative hearings, and/or sanctions set forth by OFAC, Treasury, IRS, FinCEN or other applicable Federal or state government agency as it pertains to money-laundering and/or tax fraud.
3. I declare that any and all funds deposited with TLA, LLC are the result of legal activities and that to the best of my knowledge the Legal Entity, and neither of its owners, executive officers or directors have never been nor currently involved in any activity related to laundering money or assets or any other related criminal activities.

DATA PRIVACY PROTECTION DISCLOSURE:

Any personal information (“PI”) is collected and maintained in compliance with the Data Privacy Act of 2012, and its Implementing Rules and Regulations, effective since September 8, 2016. PI requested in this form is mandatory and TLA, LLC is obligated to collect this information strictly as part of its compliance with the Law. This information shall never be shared, except as required by the Law and shall not be used for any other purpose.

_____ (name of the Authorized Representative), hereby certify, that:

- I am fully and legally authorized to act on behalf of the Legal Entity,
- To the best of my knowledge, that the information provided above is complete and correct, and
- I agree and authorize TLA, LLC to collect and record any personal information contained in the document.

Signature: _____

Date: _____

ORGANIZATIONAL DOCUMENTS BY ENTITY TYPE

➤ UNITED STATES ENTITY TYPES

Corporations ("Inc.")	<ul style="list-style-type: none">• Certified Articles of Incorporation /Articles of Association• Letter of Good Standing from the state of incorporation• Corporate Resolution of corporation's board of directors authorizing the transaction and providing authority for a specified person(s) to sign all related transaction documentation;• If the Corporate Resolution doesn't provide that a certain person(s) has the power/authority to execute transaction documentation for the company, then a Special Power of Attorney (notarized) for any individual acting on behalf of the corporation is required (person will need to produce two (2) forms of Government Issued Photo Identification)
Limited Liability Company ("LLC")	<ul style="list-style-type: none">• Certified Articles of Association/Articles of Organization• Letter of Good Standing from the state of organization• Members' Resolution authorizing the transaction and providing authority for a specified person(s) to sign all related transaction documentation;• If the Members' Resolution doesn't provide that a certain person(s) has the power/authority to execute transaction documentation for the company, then a Special Power of Attorney (notarized) for any individual acting on behalf of the company is required (person will need to produce two (2) forms of Government Issued Photo Identification)
Limited Partnership ("LP")	<ul style="list-style-type: none">• Certificate of limited partnership• Partnership agreement• Certification that signatory has the power/authority to make these decisions for the partnership by Special Power of Attorney (notarized) for any individual acting on behalf of the partnership (person will need to produce two (2) forms of Government Issued Photo Identification)
General Partnership ("GP")	<ul style="list-style-type: none">• Partnership Agreement• Statement of partnership existence (or its equivalent), if available• Certification that signatory has the power/authority to make these decisions for the partnership by Special Power of Attorney (notarized) for any individual acting on behalf of the partnership (person will need to produce two (2) forms of Government Issued Photo Identification)
Trusts	<ul style="list-style-type: none">• Trust agreement

WIRE FRAUD AND WIRING INSTRUCTIONS

Wire fraud is real. Don't let yourself be a victim. Large amounts of money are changing hands as part of your real estate transaction. This makes you a target for criminals who send emails to home buyers and sellers and their real estate or mortgage brokers with false wiring instructions. Instead of the money being sent to the proper account, it ends up in the fraudster's account.

If a fraudster sends false information, and the money is wired to the account they provide, you may NEVER recover the money. The money will be gone.

TLA is asking for the business wire instructions since the beginning of the life cycle of this transaction to protect you from wire and cyber fraud. We will call to verbally confirm account details, and we will use these wire instructions to disburse funds to the business account from escrow. If we receive conflicting information at any point, we will contact the authorized representative at the phone number provided in this KYC form.

BUSINESS ACCOUNT DETAILS

Provide details for the bank account serving as the primary business account for the Legal Entity. This account will be used to distribute funds from escrow.

Bank Name:	
ABA Number or Swift Code:	
Account Name:	
Account No. (IBAN/CLABE):	
Beneficiary Address:	
Reference (optional):	
<i>Intermediary Bank Information (for international wires only):</i>	
Intermediary Bank:	
Intermediary Bank ABA No or Swift Code:	
Additional Details (optional):	