

KNOW YOUR CUSTOMER (KYC) – NATURAL PERSONS

Natural Persons opening an escrow account must provide the following information¹:

I. IDENTIFICATION OF THE PERSON			
Full Legal Name:			
Identification Document	<input type="checkbox"/> Passport	<input type="checkbox"/> Drivers' License	<input type="checkbox"/> Other ² :
Document Number:		Expiration:	Issued By:
Nationality:		Other Nationality:	
Place of Birth		Date of Birth:	
Do you act as an intermediary ³ on behalf of someone else? If yes, attach explanation.			<input type="checkbox"/> Yes <input type="checkbox"/> No

II. TAX RESIDENCY	
Taxpayer Number ⁴ (RFC No. for MX Residency):	
Country of Tax Residency	

III. OTHER DETAILS			
Residency Address:			
Mailing Address (if different)			
Mobile Phone No.:		Work/Home Phone No:	Email:
Occupation (if retired, retired as what?):			
Employer or nature of business:			

IV. POLITICAL ASSOCIATIONS			
Are you, or a member of your family currently, or in the past, holding a political position?			<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, when and which position?			
If a family member(s) with a political association, fill out section below (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:			

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 (the "Law"), 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.

² For primary forms of identification, in lieu of a passport or driver's license number, natural persons may also provide a Social Security Number, a state -issued photo identification document, a military or veteran identification card; for non-U.S. citizens, an alien identification card number, or number and country of issuance of any other government-issued document evidencing nationality or residence and bearing a photograph or similar safeguard

³ Acting as an intermediary means acting as a middleman between a third-party (another person, investors, etc.) and the financial institution (TLA, LLC).

⁴ For U.S. Persons: Social Security Number (For Non-U.S. Persons: Social Security Number, Passport Number and Country of Issuance, or other similar identification number).

V. SOURCE OF FUNDS	
Source of funds (employment salaries, commercial operation, financing, etc. / where do they come from and how?):	
Answer:	

ADDITIONAL INFORMATION:

Include to this application the following supporting documents:

- a copy of the government issued identification document with a photograph and a signature sample
- Proof of residency (if the identification document doesn't list address, provide additional proof of residency, e.g. copy of a utility bill)

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 I am 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 I have never been nor am I 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.

I, _____ (name of natural person opening account), hereby certify, that the information provided above is complete and correct, and that I agree and authorize TLA, LLC to collect and record my personal information.

Signature: _____

Date: _____

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 your money being sent to the proper account, it ends up in the fraudster's account. If a fraudster sends false information, and your money is wired to the account they provide, you may NEVER recover the money. Your money will be gone.

TLA is asking for your wire instructions since the beginning of the life cycle of your 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 you from escrow. If we receive conflicting information at any point, we will contact you at the phone number provided in this KYC form.

WIRE INSTRUCTIONS

Please fill out the requested information, and funds will be deposited directly into your account.

BANK ACCOUNT DETAILS	
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):	