



Quick Guide to Trust Funding

For Huber Law Group Estate Planning Clients

What Is Trust Funding?

Trust funding is the process of moving assets into your trust so the trust actually controls them. Creating a trust alone is not enough! Assets must be titled correctly to avoid probate and ensure your plan works as intended.

Rule of thumb: If an asset is not in the trust (or properly designated), it may still go through probate.

Why Trust Funding Matters

- Avoids probate delays and court costs
- Keeps your affairs private
- Ensures assets pass according to your wishes
- Allows your successor trustee to act immediately if needed

Assets Commonly Placed Into a Trust

Real Estate

- Primary residence
- Rental or vacation property
- Commercial property

How: New deed transferring ownership to the trust



Bank Accounts

- Checking and savings accounts
- Money market accounts

How: Retitle accounts at the bank as your name, as trustee of your trust

Non-Retirement Investments

- Brokerage accounts
- Stocks and bonds

How: Update account ownership with the financial institution

Assets That Usually Stay Outside the Trust

Retirement Accounts

- IRA, 401(k), 403(b)

How: Keep in your individual name and update **beneficiary designations**

Life Insurance

How: Keep ownership as-is and name the trust (or individuals) as beneficiaries, if appropriate

Everyday Personal Property

- Furniture, jewelry, household items

How: Transferred by a general assignment document



Common Trust Funding Mistakes

- Assuming the attorney or bank funded everything
- Forgetting to fund newly acquired assets
- Re-financing real estate, then leaving it out of the trust
- Not coordinating beneficiaries with the trust
- Naming the trust inconsistently across accounts

How to Check If an Asset Is Funded

Ask:

1. Who owns the asset right now?
2. Does the title include the name of the trust?
3. Do the beneficiaries match your estate plan?

If you are unsure, it is worth confirming.

After Your Trust Is Funded

- Keep a list of trust assets
- Review funding after major life events
- Revisit funding when opening new accounts or buying property

When to Call Our Office

- You buy or sell real estate
- You open new financial accounts
- You are unsure whether something is properly funded
- You want a funding review or update

A quick check now can prevent major problems later. Questions about trust funding or estate planning? Contact Huber Law Group today.

**This guide is for general education only and does not replace legal advice.*