

SELLER CERTIFICATION RE: 1099-S REPORTING

Purpose: Information on this form is necessary to determine whether the sale or exchange of a taxpayer's principal residence should be reported to the seller and the Internal Revenue Service on Form 1099-S, Proceeds from Real Estate Transactions. If the seller properly completes Parts I and III, and makes a "yes" response to assurances (1) through (4) in Part II, no information reporting to the seller or to the IRS will be required for that seller. A separate certification needs to be prepared for each seller. The term "seller" includes each owner of the residence that is sold or exchanged. Thus, if a residence has more than one owner, a real estate reporting person must either obtain a certification from *each* owner (whether married or not) or file an information return and furnish a payee statement for any owner that does not make the certification.

Part I: Seller Information

1. Name: _____
2. Address or legal description of the residence being sold or exchanged: _____

3. Taxpayer Identification Number (must be for the person signing Part III) _____

Part II: Seller Assurances

- | (True)
Yes | (False)
No | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | (1) I owned and used the residence as my principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence. |
| <input type="checkbox"/> | <input type="checkbox"/> | (2) I have not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence (not taking into account any sale or exchange before (May 7, 1997). |
| <input type="checkbox"/> | <input type="checkbox"/> | (3) No portion of the residence has been used for business or rental purposes by me (or by my spouse if I am married) after May 6, 1997. |
| <input type="checkbox"/> | <input type="checkbox"/> | (4) At least one of the following three statements applies:

The sale or exchange is of the entire residence for \$250,000 or less.
<div style="text-align: center;">OR</div> I am married and the sale or exchange is of the entire residence for \$500,000 or less, <i>or</i> the gain on the sale or exchange of the entire residence is \$500,000 or less.
<div style="text-align: center;">OR</div> I am married, the sale or exchange is of the entire residence for \$500,000 or less <i>and</i> (a) I intend to file a joint return for the year of the sale or exchange, (b) my spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence, and (c) my spouse also has not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence (not taking into account any sale or exchange before May 7, 1997). |

Part III: Seller Certification

Under penalties of perjury, I certify that all of the above information is true as of the end of the day of the sale or exchange:

Signature of Seller

Date