

SUBSTITUTE FORM 1099-S & Seller's Tax ID Certification

CORRECTED (if checked)

FILER'S name, street address, city, state, ZIP code, and telephone no. Larry Lawyer, Esq 135 Broad St. Elizabeth, NJ 07201		1 Date of closing 1/4/2010	OMB No. 1545-0997 2010 Form 1099-S	Proceeds From Real Estate Transactions
		2 Gross proceeds \$500,000.00		
FILER'S Federal identification number 123456789	TRANSFEROR'S identification number 123456789	3 Address or legal description Property Address 1, Property Address		Copy B For Transferor This is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.
TRANSFEROR'S name Seller Name 1 Seller Name 2 Street address (including apt. no.) Seller Forwarding Address City, State, and ZIP code Seller Forwarding City, NJ 08901		4 Transferor received or will receive property or services as part of the consideration (if checked) . <input type="checkbox"/>		
Account or escrow number (optional) SB99PG3U355VJGLAD4T1		5 Buyer's part of real estate tax \$529.32		

Form **1099-S**

(Keep for your records)

Department of the Treasury-Internal Revenue Service

Instructions for Transferor

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the Internal Revenue Service and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the instructions for **Schedule D (Form 1040)**, Capital Gains and Losses. If the real estate was not your main home, report the transaction on **Form 4797**, Sales of Business Property, **Form 6252**, Installment Sale Income, and/or Schedule D (Form 1040). If box 4 is checked and you received or will receive like-kind property, you must file Form 8824, Like-Kind Exchanges.

Federal mortgage subsidy. You may have to recapture (pay back) all or part of a Federal mortgage subsidy if **all** the following apply:

- You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate,
- Your original mortgage loan was provided after 1990,
- You sold or disposed of your home at a gain during the first 9 years after you received the Federal mortgage subsidy, and
- Your income for the year you sold or disposed of your home was over a specified amount.

This will increase your tax. See **Form 8828**, Recapture of Federal Mortgage Subsidy, and **Pub. 523**, Selling Your Home.

Box 1. Shows the date of closing.

Box 2. Shows the gross proceeds from a real estate transaction, generally the sales price. Gross proceeds include cash and notes payable to you, notes assumed by the transferee (buyer), and any notes paid off at settlement. Box 2 does not include the value of other property or services you received or are to receive. See **Box 4**.

Box 3. Shows the address or a legal description of the property transferred.

Box 4. If marked, shows that you received or will receive services or property (other than cash or notes) as part of the consideration for the property transferred. The value of any services or property (other than cash or notes) is not included in box 2.

Box 5. Shows certain real estate tax on a residence charged to the buyer at settlement. If you have already paid the real estate tax for the period that includes the sale date, subtract the amount in box 5 from the amount already paid to determine your deductible real estate tax. But if you have already deducted the real estate tax in a prior year, generally report this amount as income on the "Other income" line of Form 1040. For more information, see Pub. 523, Pub. 525, and Pub. 530.

Section 6045(E) of the Internal Revenue Code, as amended by the Tax Reform Act of 1986, requires that information regarding certain transactions be reported to the Internal Revenue Service. Therefore, you are required to provide the closing agent with your correct taxpayer identification number. If you fail to furnish the required information and your correct taxpayer identification number, you may be subject to civil or criminal penalties as imposed by law. Under penalties of perjury, I certify that I am a U.S. person or U.S. resident alien and the above information is correct and that the number shown on this statement is my correct taxpayer identification number. Furthermore, I understand that this information will be furnished to the Internal Revenue Service and that I have received a copy of this statement.

Date: _____

Signature: _____

(Seller)