

1031 Does Your Property Qualify to be Sold Tax Free with a 1031 Exchange?

Business Relationship Disclosure:

<Your Brokerage> (Broker) has a business relationship with SellTaxFree.com™, a division of 1031 Exchange Advantage®. You understand that, as a result of this relationship, a marketing fee may be paid by 1031 Exchange Advantage® to <Your Brokerage>. If you decide to contract with 1031 Exchange Advantage® and pay a fee to them for their services, that fee will not be increased by this disclosed business agreement and, in fact, will serve to reduce any fees paid (Ex. \$200 discount on a Standard Exchange) for the services of 1031 Exchange Advantage®.

1031 Exchange Disclosure:

The purpose of this Questionnaire/Disclosure, is to alert you, the Client, to the types of situations where use of an Internal Revenue Code (IRC) Section 1031 Exchange may be financially beneficial. Utilization of an IRC Sec. 1031 Exchange may exempt you from paying the capital gains taxes (that typically take 20-40% of profit) that would normally be required to be paid upon the sale of your real estate. As an affiliated business of <Your Brokerage>, you, the Client, are entitled to a free, no-obligation consultation with the 1031 Specialists at SellTaxFree.com™ – To schedule a consultation, simply visit www.SellTaxFree.com.

Be Aware of Your Possible Tax Savings:

Based on your answers to the questions below, a **Yes!** answer will alert you to the possibility that an IRC Sec. 1031 Exchange may be of value to you. If you should answer “Yes!” to any of the following questions, we highly recommend that you schedule a no-cost, no-obligation consultation with a 1031 Exchange Specialist at www.SellTaxFree.com.

1031 QUALIFICATION QUESTIONS

Has your property, or any portion of it, ever been used as a Rental?	No <input type="checkbox"/>	Yes! <input type="checkbox"/>
Is your property considered Commercial real estate (Multi-Family, Office, Land, etc.)?	No <input type="checkbox"/>	Yes! <input type="checkbox"/>
Has your property been used as a Second Home, or Vacation Home?	No <input type="checkbox"/>	Yes! <input type="checkbox"/>
Has your property, or any portion of it, been used for Airbnb/VRBO/HomeAway?	No <input type="checkbox"/>	Yes! <input type="checkbox"/>
Does your property have a Home Office or Business Use (Garage Business, Agriculture, etc.)?	No <input type="checkbox"/>	Yes! <input type="checkbox"/>
Are you currently involved in a Divorce?	No <input type="checkbox"/>	Yes! <input type="checkbox"/>
If You are single , and selling your primary residence ; Has your property gone up in value more than \$250,000 since time of purchase?*	No <input type="checkbox"/>	Yes!* <input type="checkbox"/>
If You are married , and selling your primary residence ; Has your property gone up in value more than \$500,000 since time of purchase?*	No <input type="checkbox"/>	Yes!* <input type="checkbox"/>

*If you qualify for the IRC Sec. 121 Exclusion (Homeowner’s Exclusion) and answered **Yes!** to another question about the use of the property, an IRC 1031 Exchange could be used in conjunction with the IRC Sec. 121 Exclusion to shelter additional taxable gain on your sale. A consultation with SellTaxFree.com™ would be advised if this is the case.

I understand that if I answered **Yes!** above, I may be able to avoid paying capital gains taxes by utilizing an IRC 1031 Exchange, though a consultation is advisable to confirm. I also understand that I am entitled to a free, no-obligation phone consultation with a 1031 Specialist from SellTaxFree.com™ to discuss the potential tax-savings on my sale.

Client’s Signature:
