

**FIRPTA CERTIFICATION UNDER THE  
~~FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA")~~**

The Foreign Investment ~~in~~ Real Property Tax Act ("FIRPTA"), 26 U.S.C. Section 1445, ~~of the U.S. Internal Revenue Code~~ provides that a buyer of a U.S. real property interest must withhold tax if ~~the~~ Seller is a foreign person, unless one of the exceptions in the Act applies. The following will inform ~~the~~ Buyer and Closing Agent whether ~~or not~~ tax withholding is required.

Note: The above law applies to foreign corporations, partnerships, trusts, estates and other foreign entities, as well as to foreign individuals. If ~~the~~ Seller is a corporation, partnership, trust, estate or other entity, the terms "I" and "my" as used below means the corporation or other entity. A "real property interest" includes full or part ownership of land and/or improvements thereon; leaseholds; options to acquire any of the foregoing; and an interest in foreign corporations, partnerships, trusts or other entities holding U.S. real estate.

**SELLER CERTIFICATION.** Seller hereby certifies the following:

**PROPERTY.** I am the Seller of real property ☐ at:

\_\_\_\_\_  
Address City State Zip  
or ☐ (if no street address) legally described on the attached.

**CITIZENSHIP STATUS.** I ☐ AM ☐ AM NOT a non-resident alien (or a foreign corporation, foreign partnership, foreign trust, foreign estate or other foreign business entity) for purposes of U.S. income taxation.

**TAXPAYER I.D. NUMBER.**

My U.S. taxpayer identification number (e.g. social security number) is \_\_\_\_\_  
(Tax I.D. number to be provided by Seller at Closing)

**ADDRESS.**

My home address is \_\_\_\_\_  
Address City State Zip

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief it is true, correct and complete. I understand that this Certification may be disclosed to the Internal Revenue Service ("IRS") and that any false statement I have made here could be punished by fine, imprisonment, or both.

\_\_\_\_\_  
Seller Date Seller Date

**BUYER CERTIFICATION** (Fill this in Only applicable if ~~the~~ Seller is a non-resident alien).

NOTE: If ~~the~~ Seller is a non-resident alien, and has not obtained a release from the IRS, then ~~the~~ Closing Agent must withhold ~~10~~15% of the amount realized from the sale (~~15% if closing occurs after February 16, 2016 and the amount realized exceeds \$1,000,000~~) and pay it to the IRS, unless Buyer certifies that the selected BOTH statements below are is correct:

**1. ☐ Amount Realized (\$300,000 or less) and Family Residence = No Tax.** (a) I certify that the total price that I am to pay for the property, including liabilities assumed and all other consideration to ~~the~~ Seller, does not exceed \$300,000; and (b) I certify that I or a member of my family\* have definite plans to reside on the property for at least 50% of the time that the property is used by any person during each of the first two twelve month periods following the date of this sale. If Buyer certifies these statements, there is no tax.

**2. ☐ Amount Realized (more than \$300,000, but not exceeding \$1,000,000) and Family Residence = 10% Tax.** (a) I certify that the total price that I am to pay for the property, including liabilities assumed and all other consideration to Seller, exceeds \$300,000, but does not exceed \$1,000,000; and (b) I certify that I or a member of my family\* have definite plans to reside on the property for at least 50% of the time that the property is used by any person during each of the first two twelve month periods following the date of this sale. If Buyer certifies these statements, the amount of the tax is 10%.

\* (Defined in 11 U.S.C. 267(c)(4). It includes brothers, sisters, spouse, ancestors and lineal descendants).

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief both statements are true, correct and complete. I understand that this Certification may be disclosed to the IRS and that any false statement I have made here could be punished by fine, imprisonment, or both.

\_\_\_\_\_  
Buyer Date Buyer Date