

REVERSE EXCHANGE INFORMATION SHEET

Date: _____

Exchanger(s)

Address _____

Phone _____

Fax No _____

Email _____

Exchanger's Advisor

Address _____

Phone: _____

Fax No _____

Email _____

Old Property (To be Sold):

Address _____

Undivided Interest? _____

Personal residence portion? _____

Estimated Value: _____

Total Debt: _____

Any new debt (amount)? _____

Equity upon transfer: _____

Escrow opened? _____

Escrow Info:

Company _____

Escrow Officer _____

Address _____ Escrow No _____

Phone _____

Fax No _____

Email _____

Realtor Info:

Name _____

Address _____

Phone _____

Fax No _____

Email _____

Contract to Sell? _____

Sales Price _____

Estimated selling expenses _____

Buyer: _____

Date of COE: _____

New Property (To be Purchased):

Address _____

Undivided Interest? _____

Personal Residence Portion? _____

Date of COE: _____

Purchase Price: _____

Debt: _____

Estimated purchase expenses: _____

Total cash deposits _____

Source of cash _____

Escrow Info:

Company _____

Escrow Officer _____

Address _____ Escrow No _____

Phone _____

Fax No _____

Email _____

Realtor Info:

Name _____

Address _____

Phone _____

Fax No _____

Email _____

Will lender allow EAT on title to new property? Yes: _____ No: _____

(If no, exchange first method must be used and title to old property must be conveyed to EAT. Exchanger **must** immediately **open escrow** to convey title to old property to EAT.)

Other Considerations

Title to either old or new property must be parked with Exchange Accommodation Titleholder (EAT). If title to new property can be vested in EAT (**this is subject to new lender=s approval**), EAT purchases new property and exchange occurs later when old property sells (Aexchange last method@). If title to new property cannot be vested in EAT (e.g., lender requires Exchanger to go on title to new property), title to old property must be vested in EAT (Asubject to@ existing loan). In that event, **escrow must be opened for old property**, and exchange occurs now (Aexchange first method@). In either type of parking transaction, there will generally be transfer tax on deed to EAT, additional escrow and title costs, and property tax reassessment. Exchanger should purchase title insurance binder for future sale by EAT. Old property must be sold to buyer and entire transaction must be completed in 180 days to qualify under safe harbor. If value or equity of old property exceeds value or equity of new property (see amounts above), a Deferred Exchange Agreement may also be used to acquire additional property and avoid boot. If the exchange first method is used, the 45-day identification and 180-day deadlines to acquire any additional property begin to run now when EAT acquires title to old property.