

**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.