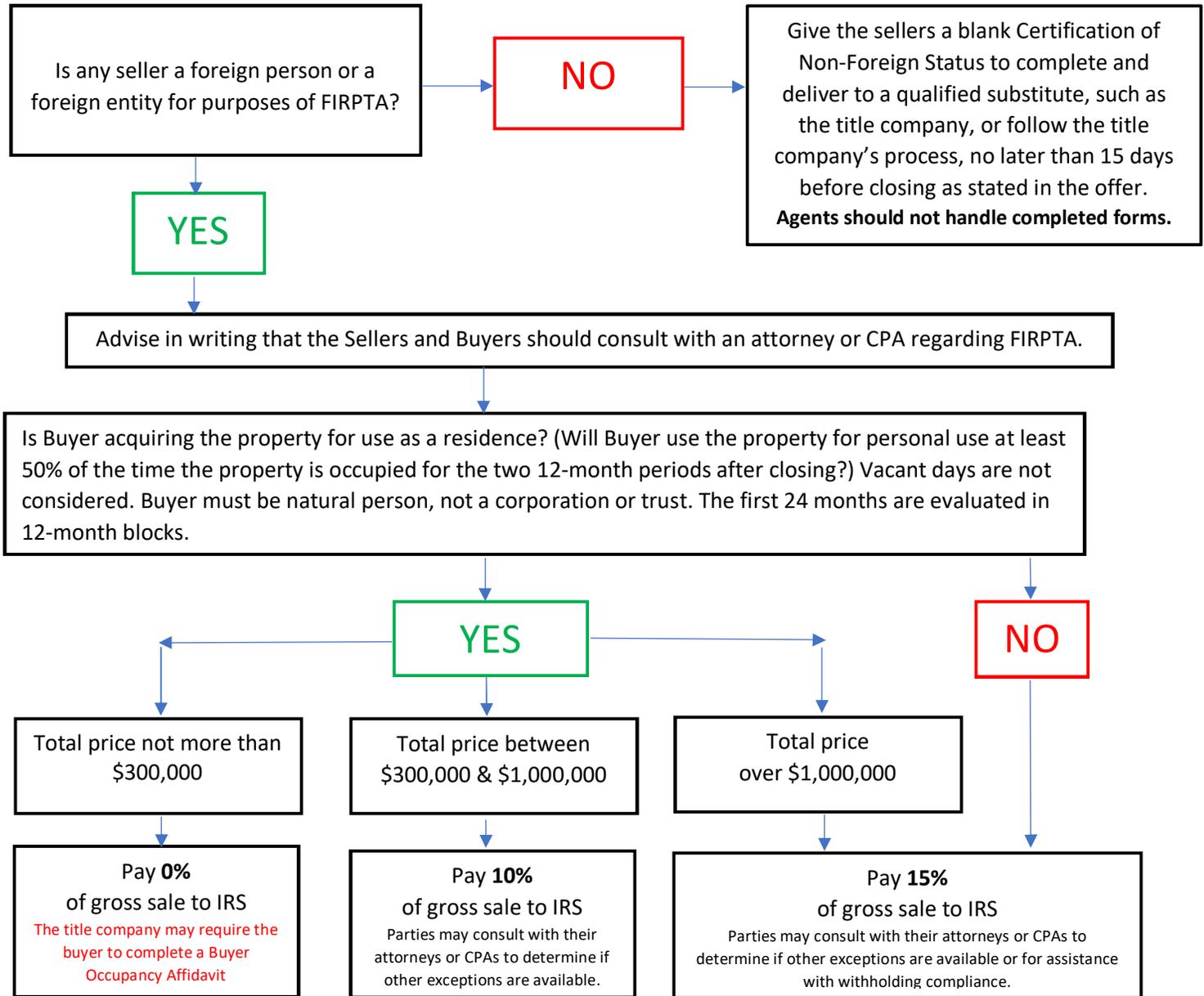


Foreign Investment in Real Property Tax Act (FIRPTA) Compliance - ALL LISTINGS

Notify all sellers at time of listing that, as a condition of any offer on their property, they will likely be required to fill out a FIRPTA Certification of Non-Foreign status and deliver that completed form to either an IRS qualified substitute (title company closing the transaction or the Buyer's attorney) or directly to the Buyer, 15 days prior to closing. This form will include all sellers' SSN or EIN numbers. Failure to complete and deliver Certification of Non-Foreign status in a timely manner may allow the Buyer to terminate offer. All sellers should consult with their attorney or tax advisor.



FIRPTA compliance may require payment of 10% or 15% of gross sale price to IRS and the filing of form 8288 with timely remittance. This chart is a general overview and not intended to provide tax or legal advice to sellers or buyers about FIRPTA. There are additional details to the FIRPTA exceptions and other FIRPTA exceptions not included in this overview. This chart is for use only by real estate licensees as a quick general reference guide to assist in basic discussions regarding FIRPTA. This chart is not intended to be a substitute for the tax or legal advice that sellers and buyers should obtain from their attorneys or tax advisers. Sellers and buyers should consult with their legal or tax counsel regarding any FIRPTA matters or questions. 10/19