



## KEY TESTS FOR A 1031 DEFERRED EXCHANGE

**ALL OF THE BELOW MUST BE TRUE IN ORDER TO QUALIFY FOR A 1031 DEFERRED EXCHANGE.**

1. \_\_\_\_\_ Both properties to be exchanged were and will be held for investment or for productive use in trade/business.
2. \_\_\_\_\_ The property involved is not your primary residence.
3. \_\_\_\_\_ The property involved is not your secondary residence.
4. \_\_\_\_\_ The property is not involved in a partnership interest, or stocks, bonds, notes, securities, or certificates of trust.
5. \_\_\_\_\_ The properties involved will both be situated in the United States of America.
6. \_\_\_\_\_ Replacement property will be identified in writing within 45 days of closing on the relinquished property.
7. \_\_\_\_\_ Replacement property will be acquired within 180 days of closing on the relinquished property.
8. \_\_\_\_\_ The replacement property will be of equal or greater value than the relinquished property, or if not, will be subject to some capital gains tax.
9. \_\_\_\_\_ Title vesting to the replacement property must appear exactly as title was vested to the relinquished property.