

**CERTIFICATE OF EXEMPTION
FROM WITHHOLDING REQUIREMENTS OF
FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT**

TO: _____ (“Title Company”)

1. I am the transferee (buyer) of real property located at:
_____.
2. The sales price (amount realized by seller on the sale) does not exceed _____ \$300,000 or _____ \$1,000,000. (Check applicable amount)
3. I am purchasing the real property to use as a residence. I have definite plans that a member of my family (to include brothers, sisters, ancestors, descendants, or spouse) or I will reside in the property for at least 50% of the number of days that the property is used by any person during each of the first two 12-month periods following the date the property is transferred to me.
4. I am making this affidavit in order to establish an exemption under Internal Revenue Code Section 1445 which, unless an exemption is established, requires a transferee of a U.S. real property interest to withhold tax if the transferor (seller) is a foreign person.
5. I understand that, if the information in this affidavit is incorrect, I may be liable to the Internal Revenue Service for up to 15% of the sales price of the property, plus interest and penalties.
6. I understand that, based on this certification, Title Company will not withhold 15% of the sales price and I hold Title Company harmless and indemnify it for any loss which it may sustain as a result of relying upon this certification.

Under penalties of perjury, I declare that the statements above are true, correct and complete.

Buyer’s Signature

Date

Printed Name of Buyer