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## Withholding Exemption Certificate and **Nonresident Waiver Request for Real Estate Sales**

CALIFORNIA FORM

## Part I Withholding Exemption Certificate

## Seller's Information Name ☐ Social security no. ☐ CA corp. no. ☐ FEIN ☐ SOS file no. PMB no. Address Note: Failure to furnish your tax identification number will void this certificate. Ownership City, State, ZIP Code Phone number Property address (if no street address, provide parcel number and county) Read the following and check the boxes as they apply (see General Information C, Exemptions from Withholding (Part I) YES NO in the instructions for definitions): 1. Is the total sale price of this property \$100,000 or less? 2. Are you a resident of California? If yes, provide your California street address, city, and ZIP Code. 3. Does the property being sold qualify as your principal residence within the meaning of Internal Revenue Code (IRC) Section 121? . 4. Is the seller a corporation that is qualified through the California Secretary of State or has a permanent place of 5. Is the seller a partnership or a limited liability company (LLC) with recorded title to the property in the name of the partnership or LLC and will the partnership or LLC file a California tax return to report the sale and withhold on foreign and domestic nonresident 6. Is the seller a tax-exempt entity under either California or federal law? 7. Is the seller an irrevocable trust with at least one trustee who is a California resident and will the trust file a California tax return to report the sale and withhold when distributing California source taxable income to nonresident beneficiaries as required? . . . . . . . 8. Is the seller an estate where the decedent was a California resident at the time of death and will the estate file a California fiduciary tax return to report the sale and withhold when distributing California source taxable income to nonresident beneficiaries as required? . . . 9. Is the seller a bank or a bank acting as a fiduciary for a trust? 10. Is the seller an insurance company, Individual Retirement Account (IRA), or qualified pension/profit sharing plan? ..... Under penalties of perjury, I hereby certify that the information provided above is, to the best of my knowledge, true and correct. If conditions change, I will promptly inform the withholding agent. I understand that completing this form does not exempt me from filing a California income tax return to report this sale. Seller's name (or seller's agent if seller is not an individual) and title (type or print) Seller's Signature\_ Date: If you answered "Yes" to any of the above questions, STOP HERE. You are exempt from the nonresident withholding requirements. Provide this form to your escrow company or the buyer (withholding agent). If you answered "NO" to all of the above questions, you are subject to the nonresident withholding requirements. The required withholding is 3 1/3% of the total sale price. Do you expect your tax liability from the sale of this property to be substantially less than that amount? If so, would you like to request a reduced amount of withholding? Yes. Complete the Nonresident Withholding Waiver Request (Part II) and send this form to the Franchise Tax Board (FTB). STOP HERE. Your escrow officer will withhold 3 1/3% of the total sale price and send it to FTB on your behalf. Obtain the seller's copy of Form 597, Nonresident Withholding Tax Statement for Real Estate Sales, from the escrow officer to attach to your California income tax return when you file and claim the amount withheld. Escrow Officer: If withholding is required, complete Form 597, Nonresident Withholding Tax Statement for Real Estate Sales, and send one copy to the FTB with the payment of withholding and give two copies to the seller. The seller needs a copy of Form 597 to claim the withholding credit on the California tax return filed to report the sale.

Part II Nonresident Withholding Waiver Request (please print or type)							
Seller's Information							
Name of seller (see instructions if more than one)		Seller's Entity Type	Seller's social security number (SSN)				
Mailing address		)	□ Individual(s)	☐ California corporation no. ☐ FEIN			
maining accorded	PMB no		☐ Corporation	anorma corporation no. El Env			
City, state, and ZIP Code (province, country, and postal zone)		<ul><li>□ S Corporation</li><li>□ Estate</li></ul>	Seller's spouse's SSN (if applicable)				
Phone number	Owners	ship	☐ Trust	Seller's email address			
	percent	age					
Property Information							
Property Address (if no street address, provide parcel number and county):							
Seller acquired property by (check one):	Date seller acquired property:						
☐ Purchase ☐ Inheritance ☐ Foreclosure/Repossessio ☐ Gift ☐ 1031 Exchange ☐ call (888) 792-4900 U.S. t							
or (916) 845-4900	011 1100	Seller's adjusted basis:					
Other		Purchase price \$Add: improvements					
Use of property at time of sale:  Length of time used for this pu Rental / Commercial	Less: depreciation						
Secondary / Vacation home Years Months	Adjusted basis \$  Provide all required documentation listed in the instructions. Attach any other						
Other (attach explanation)	documents necessary to verify the adjusted basis.						
Escrow Information							
Name and address of Escrow Company: Escrow Company email address							
		Name of Escrov	w Officer:	Escrow number:			
	Escrow Compa telephone numl	Escrow Company or Officer FAX number: telephone number:					
		Contract price (total sale price):  Estimated close of escrow date:					
			. ,				
Name of buyer (see instructions if more than one)  Buyer's Information  Buyer's social security number (SSN)							
Name of bayor (see instructions if more than one)		Buyer's social security number (SSN)					
Address (number and street, PO box or rural route)	PMB no	o. (if applicable)	☐ California corporation	no. 🗆 FEIN			
City, state, and ZIP Code (province, country, and postal zone)			Buyer's spouse's SSN (if applicable)				
(p. 0							
State in detail your reason for requesting a withholding waiver or re sheet listing additional nonresident seller's information. See instru	duced v	withholding. If t	there is more than one	e nonresident seller, attach a separate			
allowed and for the required information and documentation.	GUIUIIS II	JI EXAIIIPIES UI	SILUATIONS FOR WINGIN A	waiver or reduced withholding is			
Attach additional sheets if needed. The FTB cannot make a determin documentation. See instructions.	ation o	ı your request u	ınless you provide all	required information and			
Under penalties of perjury, I hereby certify that the information provide promptly inform the withholding agent. I understand that completing tasle.	d above his forn	is, to the best on does not exem	of my knowledge, true a opt me from filing a Ca	and correct. If conditions change, I will lifornia income tax return to report this			
Seller's name (or seller's agent if seller is not an individual) and title (type or print)							
Seller's Signature							