

1031 Exchange Basics



SELLING YOUR RELINQUISHED PROPERTY

- Enter into a contract for the sale of your relinquished property
- Include 1031 exchange verbiage in the contract notifying the buyer of your intent
- Provide contact information for your settlement agent to Realogy 1031 Services
- When your sale closes, proceeds will be delivered to us to be held in safekeeping on your behalf
- At this point your 180-day window to complete your exchange begins



IDENTIFICATION OF REPLACEMENT PROPERTY

- You have 45 days from the date of your sale to identify replacement property
- Common identification methods include the 3 Property Rule or the 200% Rule
- For a complete tax deferral, the value of all replacement properties must be equal to or greater than the relinquished sale



CLOSING ON REPLACEMENT PROPERTY

- Any time within the 180-day exchange window you can use exchange funds to close
- Include 1031 verbiage in the contract notifying the seller of intent
- Provide your settlement agent contact information to Realogy 1031 Services
- Realogy 1031 Services and your settlement agent prepare and collect any necessary documents
- Upon the final closing or at the expiration of the 180-day period, your exchange will close and any remaining funds and interest will be disbursed