

# Real1031

## 1031 Exchange Checklist for Exchangors

### Selling Your Relinquished Property

- Enter into a contract for the sale of your relinquished property
- Include a 1031 exchange recital in the contract notifying the buyer of your intent
- Provide contact information for your settlement agent to Real1031
- When your sale closes, proceeds will be delivered to Real1031
- 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
- To defer capital gains tax, the value of all replacement properties must be equal to or greater than the relinquished sale
- The exchange is open until properties are closed or the exchange window closes at day 181

### Closing on Replacement Property

- Anytime within the 180-day exchange window, you can use exchange funds to close
- Include a 1031 recital in the contract notifying the seller of your intent
- Provide your settlement agent's contact information to Real1031
- Real1031 and your settlement agent prepare and collect necessary documents
- Real1031 follows our secure, 1031 Proceeds Protection Protocol
- Upon the final closing or at the expiration of the 180-day period, your exchange will close and remaining funds and interest will be returned