

SELLER CERTIFICATION OF NON-FOREIGN STATUS

Property Address: _____

Section 1445 of the Internal Revenue Code provides that a transferee (Buyer) of a United States real property interest must withhold tax if the transferor (Seller) is a foreign person. To inform the Buyer of the above-referenced United States real property interest that withholding of tax is not required upon the disposition of the Property by:

_____ (Seller), the undersigned hereby certifies the following on behalf of the Seller:

1. Seller is not a foreign person, foreign corporation, foreign partnership, foreign trust, or foreign estate, as those terms are defined in the Internal Revenue Code and Income Tax Regulations.
2. Seller's United States Taxpayer Identification Number (Social Security Number or Employer Identification Number) is _____
3. Seller's address is

4. Seller understands Buyer may disclose this certification to the Internal Revenue Service and any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of Seller.

Dated this _____ day of _____, 20_____.

_____ (Seller signature)

Printed name: _____