**Certification for No Information Reporting on the**

**Sale or Exchange of a Principal Residence**

This form may be completed by the seller of a principal residence. This information is necessary to determine whether the sale or exchange should be reported to the seller, and to the Internal Revenue Service on Form 1099-S, Proceeds From Real Estate Transactions. If the Seller Assurances 1 through 6 in Part II are true (or Not Applicable for assurance 6) and the seller completes Part I and Part III truthfully, no information reporting to the seller or the Service will be required for that Seller. The term “seller” includes each owner of the residence that is sold or exchanged. Thus, if a residence has more than one owner, a real estate reporting person must either obtain a certification from each owner (whether married or not) or file an information return and furnish a payee statement for any owner that does not make the certification.

**Part I. Seller Information**

1. Name:  ​​
2. Address or legal description of the residence being sold or exchanged

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1. Taxpayer Identification Number / SSN:  ​​

**Part II. Seller Assurances**

Check True (“T”), False (“F”), or Not Applicable (“N/A”), as applicable for each assurance.

 T F N/A

 (1) I owned and used the residence as my principal residence for

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periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence.

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 (2) I have not sold or exchanged another principal residence during

the 2-year period ending on the date of the sale or exchange of

the residence.

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(3) I (or my spouse or former spouse, if I was married at any time

 during the period beginning after May 6, 1997, and ending today)

 have not used any portion of the residence for business or rental

 purposes after May 6, 1997.

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(4) At least ONE of the following three statements applies:

 The sale or exchange is of the entire residence for $250,000 or less

 OR

 I am married, the sale or exchange is of the entire residence for

 $500,000 or less, AND the gain on the sale or exchange of the

 entire residence is $250,000 or less.

 OR

 I am married, the sale or exchange is of the entire residence for

 $500,000 or less, AND (a) I intend to file a joint return for the year

 of the sale or exchange, (b) my spouse also used the residence as

 his or her principal residence for periods aggregating 2 years or

 more during the 5-year period ending on the date of the sale or

 exchange of the residence and (c) my spouse also has not sold or

 exchanged another principal residence during the 2-year period

 ending on the date of the sale or exchange of the residence.

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(5) During the 5-year period ending on the date of the sale or exchange

 of the residence, I did not acquire the residence in an exchange to

 which Section 1031 of the Internal Revenue Code applied.

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(6) If my basis in the residence is determined by reference to the basis

 in the hands of a person who acquired the residence in an exchange

 to which Section 1031 of the Internal Revenue Code applied, the

 exchange to which 1031 applied occurred more than 5 years prior

 to the date I sold or exchanged the residence.

**Part III. Seller Certification**

Under penalties of perjury, I certify that all the above information is true as of the end of the day of the sale or exchange.

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