

SELLER CERTIFICATION OF NON-FOREIGN STATUS

1 Property Address: _____
2 _____

3 Section 1445 of the Internal Revenue Code provides that a transferee (Buyer) of a United States real
4 property interest must withhold tax if the transferor (Seller) is a foreign person.

5 To inform the Buyer of the above-referenced United States real property interest that withholding of
6 tax is not required upon the disposition of the Property by _____

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

- 9 1. Seller is not a foreign person, foreign corporation, foreign partnership, foreign trust, or foreign
10 estate, as those terms are defined in the Internal Revenue Code and Income Tax Regulations.
- 11 2. Seller's United States Taxpayer Identification Number (Social Security Number or Employer
12 Identification Number) is _____
13 _____.
- 14 3. Seller's address is _____
15 _____
16 _____.
- 17 4. Seller understands Buyer may disclose this certification to the Internal Revenue Service and any
18 false statement contained herein could be punished by fine, imprisonment, or both.

19 **I declare under penalties of perjury under the laws of the United States of America that I**
20 **have examined this certification and to the best of my knowledge and belief it is true,**
21 **correct, and complete, and I further declare that I have authority to sign this document on**
22 **behalf of Seller if signing in a representative capacity.**

23 Dated this _____ day of _____, 20_____.

24 _____ (Seller signature)

25 Print name: _____

26 _____ (Seller signature)

27 Print name: _____

28 Seller Entity Name (if any): _____

29 _____
Print Name Here

30 (x) _____

31 Authorized Signature Print Name & Title Here _____