



Escrow Officer:
Property:

Escrow No:
Date:

**CERTIFICATION OF NON-FOREIGN STATUS
BY INDIVIDUAL TRANSFEROR
(S 1445)**

Section 1445 of the Internal Revenue Code provides that a Transferee (Buyer) of a U.S. real property interest must withhold tax if the transferor (Seller) is a foreign person. To inform the transferee (Buyer) that withholding of tax is not required upon my disposition of a U.S. real property interest,

I/WE,

hereby certify the following:

1. The real property interest being transferred by me consists of an interest in the real property commonly known as:
2. I/We am/are not a nonresident alien for purposes of U.S. income taxation.
3. My/Our U.S. taxpayer identification number (Social Security Number) is/are:

4. My/Our address is: _____

I understand that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement I have made here 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.

Date: _____
