

45-Day Identification Form For Use in a Reverse Exchange



The 45-day identification requirement remains in effect for reverse exchanges that involve parking the Replacement Property (an “Exchange Last”). The ID requirements are satisfied by identifying one or more assets as potential Relinquished Property, the sale of which during the period ending 180 days after the acquisition of the Replacement Property by the EAT is required in order to complete the exchange.

There is no need to make a separate identification if the reverse exchange strategy used is one in which the Relinquished Property is parked (an “Exchange First”).

It is your responsibility to make the identification in writing. You may deliver the identification to ExStra via US Mail, Over Night Delivery, fax or email no later than midnight on the 45th day of the identification period. You may deliver the identification to a 3rd-party (i.e. a broker or attorney) but you should still notify your Accommodator immediately thereafter.

The two identification rules used most frequently in reverse exchanges are:

The Three-Property Rule: up to 3 properties with any value can be identified and any or all of them can be sold as Relinquished Property in order to complete the reverse exchange. A fillable form for identifying with the Three-Property Rule is on the second page of this document.

The 200% Rule: any number of properties can be identified and sold before the 180th day as long as their aggregate Fair Market Value on the 45th day of the exchange period does not exceed 200% of the purchase price of the Replacement Property. A fillable form for identifying with the 200% Rule is on the third page of this document.

When the appropriate form is complete, you may deliver it to us using the following contact information:

Exchange Strategies Corporation
900 E. Hamilton Ave., Ste. 100
Campbell, CA95008

Fax: 888-876-3583

Email: worksheets@exstra1031.com

**45-Day Identification Form
For Use in a Reverse Exchange**



Exchangor _____

Replacement Property _____

EAT _____

Close Date _____ 45-Day ID Deadline _____

The 45-day Identification requirements are hereby satisfied using the Three Property Rule:

One _____

Two _____

Three _____

Submitted by the Exchangor

Receipt Acknowledged

Signed:

Signed:

Name: _____

Name: _____

Date: _____

Date: _____

**45-Day Identification Form
For Use in a Reverse Exchange**



Exchangor _____

Replacement Property _____

EAT _____

Close Date _____ 45-Day ID Deadline _____

The 45-day Identification requirements are hereby satisfied using the 200% Rule:

1) _____ FMV _____

2) _____ FMV _____

3) _____ FMV _____

4) _____ FMV _____

5) _____ FMV _____

6) _____ FMV _____

TOTAL FMV Total _____

Attach additional sheets as required.

Submitted by the Exchangor

Receipt Acknowledged

Signed:

Signed:

Name: _____

Name: _____

Date: _____

Date: _____