

## **45-Day Identification Form For Use in a Reverse §1031 Exchange**

The §1031 45-day identification requirements remain in effect for reverse exchanges that involve parking the Replacement Property (an "Exchange Last"). The ID requirements are satisfied by identifying one or more real estate assets as potential Relinquished Property, the sale of which must be consummated during the period ending 180 days after the acquisition of the Replacement Property.

If the form of reverse exchange used is one in which title to the Relinquished Property is parked with the EAT (an "Exchange First"), then the Replacement Property must be timely identified in accordance with the designation notice requirements at the time title to the Relinquished Property is parked with the EAT.

Please review the designation notice restrictions set forth in the Qualified Exchange Accommodation Agreement ("QEA Agreement") prior to submitting the appropriate form. It is your responsibility to make an accurate identification in writing in accordance with the statutory requirements.

If you do not identify the Relinquished Property at the time you enter into the QEA Agreement or wish to revoke or amend your prior identification, you may deliver the identification via US Mail, overnight courier, fax, or email no later than midnight on the 45th day of the identification period. You may deliver the identification to a third-party other than Exchange Strategies Corporation (i.e., a broker or attorney); however, you should still notify the Accommodator immediately thereafter.

Any of the following identification rules may be used to make your identification:

**The Three-Property Rule:** up to 3 properties with any Fair Market Value ("FMV") can be identified and any or all of them can be acquired as Replacement Property in order to complete the exchange. A fillable form for identifying with the Three-Property Rule can be found below.

**The 200% Rule:** any number of properties can be identified and sold before the 180<sup>th</sup> day as long as their aggregate FMV on the 45<sup>th</sup> 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 also found below.

**The 95% Rule:** any number of properties can be identified and sold before the 180<sup>th</sup> day as long as the aggregate FMV of the properties actually sold during the exchange equals or exceeds 95% of the aggregate FMV of all of the properties included in the identification form. A fillable form for identifying with the 95% Rule is on the fifth page of this document. Note that the 95% rule is used only in very specific and very unusual circumstances.

If the Taxpayer intends to acquire less than 100% of the Replacement Property, you must identify the undivided percentage interest to be acquired and/or the FMV of the undivided interest in the applicable Replacement Property.

### 45-Day Relinquished Property Identification

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

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Please return the completed ID form by:

email: [worksheets@extra1031.com](mailto:worksheets@extra1031.com)  
FAX: 888-876-3583  
US Mail: Exchange Strategies Corporation  
900 E. Hamilton Ave., Ste. 100  
Campbell, CA 95008



**45-Day Relinquished Property Identification**

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 \_\_\_\_\_

\_\_\_\_\_

TOTAL FMV Total \_\_\_\_\_

Attach additional sheets as required.

Submitted by the Exchangor

Receipt Acknowledged

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Please return the completed ID form by:

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Campbell, CA 95008

**45-Day Relinquished Property Identification**

Exchangor \_\_\_\_\_

Replacement Property \_\_\_\_\_

\_\_\_\_\_

Close Date \_\_\_\_\_ 45-Day ID Deadline \_\_\_\_\_

**The 45-day Identification requirements are hereby satisfied using the 95% Rule:**

1) \_\_\_\_\_ FMV \_\_\_\_\_

\_\_\_\_\_

2) \_\_\_\_\_ FMV \_\_\_\_\_

\_\_\_\_\_

3) \_\_\_\_\_ FMV \_\_\_\_\_

\_\_\_\_\_

4) \_\_\_\_\_ FMV \_\_\_\_\_

\_\_\_\_\_

5) \_\_\_\_\_ FMV \_\_\_\_\_

\_\_\_\_\_

TOTAL FMV \_\_\_\_\_ Total \_\_\_\_\_

Attach additional sheets as required.

Submitted by the Exchangor

Receipt Acknowledged

Signed:

Signed:

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Please return the completed ID form by:

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