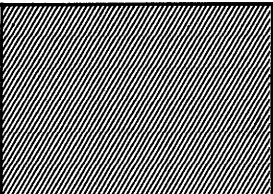


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Type or machine print FILER'S name, street address, city, state, and ZIP code			OMB No. 1545-0997	1991	Proceeds From Real Estate Transactions
FILER'S Federal identification number	TRANSFEROR'S identification number		1 Date of closing (MMDDYY)		
Type or machine print TRANSFEROR'S name		3 Address or legal description (including city, state, and ZIP code)		Copy A For Internal Revenue Service Center File with Form 1096. For Paperwork Reduction Act Notice and instructions for completing this form, see Instructions for Forms 1099, 1098, 5498, and W-2G.	
Street address (including apt. no.)					
City, state, and ZIP code					
Account number (optional)		4 Check here if the transferor received or will receive property or services as part of the consideration <input type="checkbox"/>			

Form 1099-S

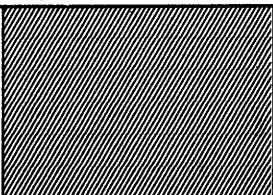
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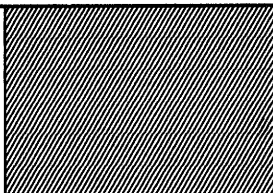
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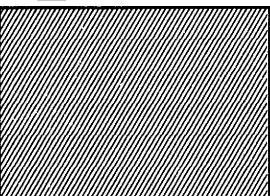
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Form 1099-S

Department of the Treasury - Internal Revenue Service

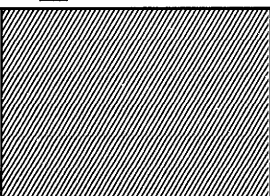
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Form **1099-S**

Department of the Treasury - Internal Revenue Service

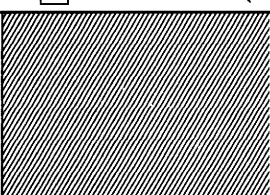
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Instructions for Transferor

Generally, persons responsible for closing a real estate transaction must report the real estate proceeds to the Internal Revenue Service and must furnish this statement to you. If the real estate transferred was your main home, file **Form 2119**, Sale of Your Home, with your income tax return even if you sold at a loss or you did not replace your home. If the real estate transferred was not your main home, report the transaction in the applicable parts of **Form 4797**, Sales of Business Property, **Form 6252**, Installment Sale Income, and/or **Schedule D (Form 1040)**, Capital Gains and Losses.

Box 1.—Shows the date of closing.

Box 2.—Shows the gross proceeds from a real estate transaction. Gross proceeds include cash and notes payable to you and notes assumed by the transferee (buyer). It does not include the value of other property or services you received or are to receive. See *Box 4*.

Box 3.—Shows the address of the property transferred or a legal description of the property.

Box 4.—If marked, shows that you received or will receive services or property (other than cash or notes) as part of the consideration for the property transferred. The value of any services or property (other than cash or notes) is not included in *Box 2*.

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