

**2020 Real Estate Withholding Statement****593**AMENDED:  **Part I Remitter Information**  REEP  Qualified Intermediary  Buyer/Transferee  Other

Business name			<input type="checkbox"/> FEIN <input type="checkbox"/> CA Corp no. <input type="checkbox"/> CA SOS file no.		
First name	Initial	Last name	SSN or ITIN		
Address (apt./ste., room, PO box, or PMB no.)					
City (If you have a foreign address, see instructions.)			State	ZIP code	Telephone number

**Part II Seller/Transferor Information** If a grantor or nongrantor trust, check the box that applies.  Grantor  Nongrantor Trust

First name (Grantor)	Initial	Last name (Grantor)	SSN or ITIN		
Spouse's/RDP's first name (if jointly purchased)	Initial	Last name	Spouse's/RDP's SSN or ITIN (if jointly owned)		
Business/Nongrantor Trust name (if applicable)			<input type="checkbox"/> FEIN <input type="checkbox"/> CA Corp no. <input type="checkbox"/> CA SOS file no.		
Address (apt./ste., room, PO box, or PMB no.)					
City (If you have a foreign address, see instructions.)			State	ZIP code	Telephone number
Property address (provide street address, parcel number, and county)				Ownership percentage . %	

**Part III Certifications which fully exempt the sale from withholding** (See instructions)**Determine whether you qualify for a full withholding exemption. Check all boxes that apply to the property being sold or transferred.**

1.   The property qualifies as the seller's principal residence under Internal Revenue Code (IRC) Section 121.
2.  The seller last used the property as the seller's principal residence under IRC 121 without regard to the two-year time period.
3.  The seller has a loss or zero gain for California (CA) income tax purposes on this sale. Complete Part VI, Computation.
4.   The property is compulsorily or involuntarily converted, and the seller intends to acquire property that will qualify for nonrecognition of gain under IRC Section 1033.
5.  The transfer qualifies for nonrecognition treatment under IRC Section 351 or IRC Section 721.
6.  The seller is a corporation (or a limited liability company (LLC) classified as a corporation), qualified through the CA Secretary of State or has a permanent place of business in CA.
7.  The seller is a CA partnership or a partnership qualified to do business in CA (or an LLC classified as a partnership for income tax purposes that is not a single member LLC disregarded for income tax purposes).
8.  The seller is a tax-exempt entity under California or federal law.
9.  The seller is an insurance company, individual retirement account, qualified pension/profit sharing plan, or charitable remainder trust.

**Part IV Certifications that may partially or fully exempt the sale from withholding or if no exemptions apply** (See instructions)**Determine whether you qualify for a full, partial, or no withholding exemption. Check all boxes that apply to the property being sold or transferred.**

10.   The transfer qualifies as either a simultaneous or deferred like-kind exchange under IRC Section 1031.
11.   The transfer of this property is an installment sale where the buyer must withhold on the principal portion of each installment payment. Copy of the promissory note is attached. Complete Part V Buyer/Transferee Information on Side 2.
12.   **No exemptions apply.** Go to Part VII, Line 31.

If you checked one or more boxes in 1-9, go to Side 3, complete the perjury statement and sign. Provide Sides 1-3 to the remitter before the close of escrow or exchange transaction to submit to the Franchise Tax Board. STOP here. Withholding is not required.

If you checked box 10, go to specific line instructions on Page 4, Part IV.

If you checked box 11, go to Part V on Side 2. Withholding may be required.

If you checked box 12, go to Part VII on Side 3 for amounts to withhold. Withholding is required.

Remitter Name	SSN, ITIN, FEIN, CA corp no., or CA SOS file no.
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**Part V Buyer/Transferee Information**  
**Complete if you checked box 11 in Part IV for an installment agreement.**

First name (Grantor)	Initial	Last name (Grantor)	SSN or ITIN
Spouse's/RDP's first name (if jointly purchased)	Initial	Last name	Spouse's/RDP's SSN or ITIN
Business/Nongrantor Trust name (if applicable)			<input type="checkbox"/> FEIN <input type="checkbox"/> CA Corp no. <input type="checkbox"/> CA SOS file no.
Address (apt./ste., room, PO box, or PMB no.)			
City (If you have a foreign address, see instructions.)		State	ZIP code      Telephone number
Principal Amount of Promissory Note	Installment Amount	Interest Rate	Repayment Period %      Number of months

**Buyer's/Transferee's Acknowledgment to Withhold**  
**Read the "Buyer/Transferee" Information below. Go to Side 3, complete the perjury statement and sign.**

I acknowledge that I am required to withhold on the principal portion of each installment payment to the seller/transferor for the above shown California real property either at the rate of 3 1/3% (.0333) of the total sales price or the Alternative Withholding Calculation, as specified by the seller/transferor on Form 593, Real Estate Withholding Statement, of the principal portion of each installment payment. I will complete Form 593 for the principal portion of each installment payment and send one copy of each to the Franchise Tax Board along with Form 593-V, Payment Voucher for Real Estate Withholding, the withholding payment, and give one copy of Form 593 to the seller/transferor. I will send each withholding payment to the Franchise Tax Board by the 20th day of the month following the month of the installment payment. If the terms of the installment sale, promissory note, or payment schedule change, I will promptly inform the Franchise Tax Board. I understand that the Franchise Tax Board may review relevant escrow documents to ensure withholding compliance. I also understand that I am subject to withholding penalties if I do not withhold on the principal portion of each installment payment and do not send the withholding along with Form 593 to the Franchise Tax Board by the due date, or if I do not send one copy of Form 593 to the seller/transferor by the due date.

**Part VI Computation**  
**Complete this part if you checked and certified box 3 in Part III, or to calculate an alternative withholding calculation amount.**

13. **Selling price** .....  **13** \_\_\_\_\_

14. **Selling expenses** ..... **14** \_\_\_\_\_

15. **Amount realized.** Subtract line 14 from line 13 ..... **15** \_\_\_\_\_

16. Enter the price you paid to purchase the property (see instructions, How to Figure Your Basis.) ..... **16** \_\_\_\_\_

17. **Seller/Transferor-paid points** ..... **17** \_\_\_\_\_

18. **Depreciation** ..... **18** \_\_\_\_\_

19. **Other decreases to basis** ..... **19** \_\_\_\_\_

20. **Total decreases to basis.** Add line 17 through line 19 ..... **20** \_\_\_\_\_

21. **Subtract line 20 from line 16.** ..... **21** \_\_\_\_\_

22. **Cost of additions and improvements** .....  **22** \_\_\_\_\_

23. **Other increases to basis** .....  **23** \_\_\_\_\_

24. **Total increases to basis.** Add line 22 and line 23 ..... **24** \_\_\_\_\_

25. **Adjusted basis.** Add line 21 and line 24 .....  **25** \_\_\_\_\_

26. Enter any suspended passive activity losses from this property ..... **26** \_\_\_\_\_

27. Add line 25 and line 26 ..... **27** \_\_\_\_\_

28. **Estimated gain or loss on sale.** Subtract line 27 from line 15 and enter the amount here. If you have a loss or zero gain, certify on Side 3. No withholding is required. If you have a gain, go to line 29 and 30 to calculate your withholding. .... **28** \_\_\_\_\_

**29. Alternative withholding calculation amount.** Check the applicable box for the filing type.

Individual 12.3%                       Corporation 8.84%                       Bank and Financial Corporation 10.84%                       Trust 12.3%  
 Non-California Partnership 12.3%                       S Corporation 13.8%                       Financial S Corporation 15.8%

Multiply the amount on line 28 by the tax rate for the filing type selected above and enter the amount here. This is the alternative withholding calculation amount. If you elect the alternative withholding calculation amount, then check the appropriate box on line 35, Boxes B-H, and enter the amount on line 36 ..... **29** \_\_\_\_\_

**30. Total sales price withholding amount.** Multiply the selling price on line 13 by 3 1/3% (.0333).

This is the total sales price withholding amount. If you select the **total sales price withholding amount**, check box A on line 35 below and enter the amount on line 36 ..... **30** \_\_\_\_\_

**Part VII Escrow or Exchange Information**

**31.** Escrow or Exchange Number ..... ● **31** \_\_\_\_\_

**32.** Date of Transfer, Exchange Completion, Failed Exchange, or Installment Payment ..... (mm/dd/yyyy) ● **32** \_\_\_\_\_

**33.** Total Sales Price, Failed Exchange, or Boot Amount \$ \_\_\_\_\_ x Ownership Percentage \_\_\_\_\_ % ● **33** \_\_\_\_\_

**34.** Type of Transaction (Check One Only): ●

**A**  Conventional Sale/Transfer                      **C**  Boot  
**B**  Installment Sale Payment                      **D**  Failed Exchange

**35.** Withholding Calculation (Check One Only): ●

**Total Sales Price Method**

**A**  3 1/3% (.0333) x Total Sales Price, Boot, or Installment Sale Payment

**Alternative Withholding Calculation Election**

**B**  Individual 12.3% x Gain on Sale                      **F**  S Corporation 13.8% x Gain on Sale  
**C**  Non-California Partnership 12.3% x Gain on Sale                      **G**  Financial S Corporation 15.8% x Gain on Sale  
**D**  Corporation 8.84% x Gain on Sale                      **H**  Trust 12.3% x Gain on Sale  
**E**  Bank and Financial Corp. 10.84% x Gain on Sale

**36.** Amount Withheld from this Seller/Transferor ..... ■ **36** \_\_\_\_\_

**Title and escrow persons, and exchange accommodators are not authorized to provide legal or accounting advice for purposes of determining withholding amounts. Transferees are strongly encouraged to consult with a competent tax professional for this purpose.**

To learn about your privacy rights, how we may use your information, and the consequences for not providing the requested information, go to [ftb.ca.gov/forms](http://ftb.ca.gov/forms) and search for **1131**. To request this notice by mail, call 800.852.5711.

Under penalties of perjury, I hereby certify that the information provided above is, to the best of my knowledge, true and correct. I further certify that: Check the applicable box(es):

- The sale is fully exempt from withholding as indicated by a check mark(s) in Part III.
- The sale is fully or partially exempt from withholding as indicated by a check mark(s) in Part IV.
- The seller has elected the Alternative Withholding Calculation as indicated by a check mark in Part VII, line 35 (B-H).
- The Buyer/Transferee understands and accepts the withholding requirements as stated on the Buyer's/Transferee's Acknowledgment to Withhold in Part V. This box should only be checked by those who are involved in an installment sale.

<b>Sign Here</b> <small>It is unlawful to forge a spouse's/RDP's signature.</small>	Seller's/Transferor's signature <b>X</b>	Date
	Seller's/Transferor's spouse's /RDP's signature <b>X</b>	Date
	Buyer's/Transferee's signature <b>X</b>	Date
	Buyer's/Transferee's spouse's/RDP's signature <b>X</b>	Date
	Preparer's name and Title/Escrow business name <b>X</b>	Telephone Number