

CERTIFICATE OF NON-FOREIGN STATUS (Individual)

Section 1445 of the Internal Revenue Code provides that a buyer of a U.S. real property interest must withhold tax if the seller is a foreign person. To inform the buyer that withholding of tax is not required upon my sale of a U.S. real property interest, I hereby certify that:

1. I am NOT a nonresident alien for purposes of U.S. income taxation.
2. My social security number is: _____.
3. My home address is: _____.

I understand that this Certification may be disclosed to the Internal Revenue Service by the buyer and that if I make a false statement herein, I could be punished by fine, imprisonment or both.

I understand that [insert name of settlement agent] will rely upon this Certificate and indemnify and hold it harmless for any loss or damage it may sustain as a result of relying upon this statement.

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.

Seller's Signature

Date

Printed Name of Seller