

2022 Real Estate Withholding Tax Statement

593

AMENDED: • []

Escrow or Exchange No.

Part I Remitter Information • [] REEP [] QUALIFIED INTERMEDIARY [] BUYER/TRANSFEEE [] OTHER

Business name			[] FEIN [] CA Corp no. [] 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	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 owned)	Initial	Last name	Spouse's/RDP's SSN or ITIN (if jointly owned)		
Business/Nongrantor Trust name (if applicable)			[] FEIN [] CA Corp no. [] CA SOS file no.		
Address (apt./ste. room, PO box, or PMB no.)					
City (if you have a foreign address, see instructions.)			State	Zip	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 (or decedent's, if sold by the decedent's estate or trust) principal residence under Internal Revenue Code (IRS) Section 121.
2. [] The seller (or decedent's, if sold by the decedent's estate or trust) last used the property as the seller's (decedent'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 income tax purposes on this sale. Complete Part VI, Computation on Side 2.
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 (property transferred to a corporation controlled by the transferor) or IRC Section 721 (property contributed to a partnership in exchange for a partnership interest).
6. [] The seller is a corporation (or a limited liability company (LLC) classified as a corporation for federal and California income tax purposes) that is either qualified through the California Secretary of State or has a permanent place of business in California.
7. [] The seller is a California partnership or qualified to do business in California (or an LLC that is classified as a partnership for federal and California income tax purposes that is not a single member LLC that is disregarded for federal and California 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.

If you checked one or more boxes in line 1 through line 9, withholding is not required. **Do not** complete Part IV. 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.

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. See instructions for Form 593, Part IV.
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 at the close of escrow. Complete Part V, Buyer/Transferee Information on Side 2. Withholding may be required.
12. [] **No exemptions apply.** Complete Part VII, Escrow or Exchange Information, on Side 3 for amounts to withhold. Withholding is required

Remitter Name	Escrow or Exchange No.	SSN, ITIN, FEIN, CA corp no., or CA SOS file no.
---------------	------------------------	--

Part V Buyer/Transferee Information

Complete this part 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)			[] FEIN [] CA Corp no. [] CA SOS file no.
Address (apt./ste. room, PO box, or PMB no.)			
City (if you have a foreign address, see instructions.)			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.

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 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 (FTB) 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 (FTB) 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 (FTB). I understand that the (FTB) 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 (FTB) by the due date, or if I do not send one copy of Form 593 to the seller/transferor by the due date. **Go to Side 3, complete the perjury statement and sign.**

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, skip lines 29 and 30. Certify on Side 3. Withholding is not required. If you have a gain, go to line 29 to calculate your withholding	28	_____

Remitter Name Escrow or Exchange No.	SSN, ITIN, FEIN, CA corp no., or CA SOS file no.
---	--

- 29. Alternative withholding calculation amount.** Check the applicable box for the filing type:
- | | | | |
|---|--|--|--------------------------------------|
| <input type="checkbox"/> Individual 12.3% | <input type="checkbox"/> Corporation 8.84% | <input type="checkbox"/> Bank and Financial Corporation 10.84% | <input type="checkbox"/> Trust 12.3% |
| <input type="checkbox"/> Non-California Partnership 12.3% | <input type="checkbox"/> S Corporation 13.8% | <input type="checkbox"/> 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 36, Boxes B-H, and enter the amount on line 37 29 _____
- 30. Sales price withholding amount.** Multiply the selling price on line 13 by 3 1/3% (.0333).
This is the sales price withholding amount. If you select the **sales price withholding amount**, check box A on line 36 below and enter the amount on line 37 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. Sales Price, Failed Exchange, or Boot Amount \$ _____ x Ownership Percentage _____ % • 33 _____
34. Amount that should have been withheld ■ 34 _____
35. Type of Transaction (Check One Only): •
- | | | |
|---|--|--------------------------------------|
| A <input type="checkbox"/> Conventional Sale/Transfer | C <input type="checkbox"/> Boot | E <input type="checkbox"/> Cash Poor |
| B <input type="checkbox"/> Installment Sale Payment | D <input type="checkbox"/> Failed Exchange | |
36. Withholding Calculation (Check One Only): •
- Sales Price Method**
A 3 1/3% (.0333) x Sales Price, Boot, or Installment Sale Payment
- Alternative Withholding Calculation Election**
- | | |
|--|---|
| B <input type="checkbox"/> Individual 12.3% x Gain on Sale | F <input type="checkbox"/> S Corporation 13.8% x Gain on Sale |
| C <input type="checkbox"/> Non-California Partnership 12.3% x Gain on Sale | G <input type="checkbox"/> Financial S Corporation 15.8% x Gain on Sale |
| D <input type="checkbox"/> Corporation 8.84% x Gain on Sale | H <input type="checkbox"/> Trust 12.3% x Gain on Sale |
| E <input type="checkbox"/> Bank and Financial Corp. 10.84% x Gain on Sale | |
37. Amount Withheld from this Seller/Transferor ■ 37 \$ _____

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

Our privacy notice can be found in annual tax booklets or online. Go to ftb.ca.gov/privacy to learn about our privacy policy statement, or go to ftb.ca.gov/forms and search for **1131** to locate FTB 1131 EN-SP, Franchise Tax Board Privacy Notice on Collection. To request this notice by mail, call 800.338.0505 and enter form code **948** when instructed.

Perjury Statement

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. Box 10 or 11.
- 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. The buyer/transferee should only check this box when involved in an installment sale.
- The Remitter (Qualified Intermediary) acknowledges this is a cash poor transaction as indicated by a check mark in Part VII, line 35, box E.

Sign Here
It is unlawful to forge a spouse's/RDP's signature.

Seller's/Transferor's signature X	Date
Seller's/Transferor's spouse's/RDP's signature X	Date
Buyer's/Transferee's signature X	Date
Buyer's/Transferee's spouse's/RDP's signature X	Date
Remitter's name and Title/Escrow business name	Telephone Number