



# THREE RIVERS ASSOCIATION OF REALTORS®



## Tax-Deferred Exchange Addendum to Real Estate Contract

This Tax-Deferred Exchange Addendum (“Addendum”) is made a part of the Residential Real Estate Contract (“Contract”) dated \_\_\_\_\_ for the purchase and sale of the property commonly known as:

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ County: \_\_\_\_\_

by and between \_\_\_\_\_ (“Buyer”) and \_\_\_\_\_ (“Seller”).

Parties to the Contract and this Addendum [check one for each]:

Buyer is the: \_\_\_\_\_ Exchanging Party \_\_\_\_\_ Cooperating Party

Seller is the: \_\_\_\_\_ Exchanging Party \_\_\_\_\_ Cooperating Party

If Seller is the Exchanging Party, a material part of the consideration to the Seller for selling is that the Seller has the option to qualify this transaction as a tax deferred exchange under Section \_\_\_\_\_ of the Internal Revenue Code. Buyer agrees to cooperate in the exchange provided Buyer incurs no additional liability, cost or expense.

If Buyer is the Exchanging Party, this contract is conditional upon Seller’s cooperation to allow Buyer to participate in an exchange under Section \_\_\_\_\_ of the Internal Revenue Code, provided there is no additional liability, cost or expense to Seller. Seller hereby grants Buyer permission to assign this Contract to an Intermediary notwithstanding any other language to the contract in this Contract.

It is recommended that legal and tax advice be obtained. Exchanging Party understands that other legal documents may be necessary to comply with the requirements of Section \_\_\_\_\_ of the Internal Revenue Code.

<p>Seller:</p> <p>_____</p> <p>_____</p> <p>Date: _____</p>	<p>Buyer:</p> <p>_____</p> <p>_____</p> <p>Date: _____</p>
---	--