

**INFORMATION FOR REAL ESTATE 1099-S REPORT FILING
As Required by the Internal Revenue Service**

Section 6045 of the Internal Revenue Code, as amended by the Tax Reform Act of 1986, requires the reporting of certain information on every real estate transaction. From the information you provide below, Form 1099-S will be produced, and a copy of it will be furnished to the IRS and to you no later than January 31 of the next year if required by law. If you fail to furnish adequate information (in particular, a correct taxpayer ID number), then you will be subject to civil or criminal penalties imposed by law, including the possible withholding of twenty percent (20%) of the current sales price.

Business Taxpayer Id #: _____ Taxpayer ID No. : _____
 Taxpayer ID Type: Business _____ Individual _____ Taxpayer ID No. : _____

INDIVIDUAL SELLER(S) NAME(S)

Last: _____ First & Middle: _____
 Last: _____ First & Middle: _____

BUSINESS SELLER(S) NAME(S)

FIRST SELLER'S INTEREST _____ % (If not Husband and Wife)
 SECOND SELLER'S INTEREST _____

MAILING ADDRESS (as of January 31 of next year)

Street: _____

TRANSACTION INFORMATION

Closing Date: _____ Sales Price: \$ _____

Description of Property: _____ (legal description)

City of County of: Franklin County

At the time of sale, was the subject property the Seller's principal residence? YES _____ NO _____

Seller's Assurances: Check "Yes" or "No" for assurances (1) through (5):

- | Yes | No | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | (1) | I owned and used the residence as my principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence. |
| <input type="checkbox"/> | <input type="checkbox"/> | (2) | I have not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence (not taking into account any sale or exchange before May 7, 1997). |
| <input type="checkbox"/> | <input type="checkbox"/> | (3) | No portion of the residence has been used for business or rental purposes by me (or my spouse if I am married) after May 6, 1997. |
| <input type="checkbox"/> | <input type="checkbox"/> | (4) | At least one of the following three statements applies:
The sale or exchange of the entire residence is for 250,000 or less.
<u>OR</u>
I am married, the sale or exchange is of the entire residence for \$500,000 or less and the gain on the sale or exchange of the entire residence is \$250,000 or less.
<u>OR</u>
I am married, the sale or exchange is of the entire residence for \$500,000 or less, <u>and</u> (a) I intend to file a joint return for the year of the sale or exchange, (b) my spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence, and (c) my spouse also has not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence (not taking into account any sale or exchange before May 7, 1997). |
| <input type="checkbox"/> | <input type="checkbox"/> | (5) | During the 5-year period ending on the date of the sale or exchange of the residence, I did not acquire the residence in an exchange to which section 1031 of the Internal Revenue Code applied. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) If my basis in the residence is determined by reference to the basis in the hands of a person who acquired the residence in an exchange to which section 1031 of the Internal Revenue Code applied, the exchange to which section 1031 applied occurred more than 5 (five) years prior to the date I sold or exchanged the residence. |

Under penalties of perjury, I certify that all the above information is true as of the end of the day of the sale or exchange and that the number shown on this statement is my correct taxpayer identification number and understand that it will appear on a Form 1099-S that will be sent to the Internal Revenue Service if required by law.

Date: _____ Seller _____ Seller _____

A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN	
		1. <input checked="" type="checkbox"/> FHA 2. <input type="checkbox"/> FHMA 3. <input type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV INS.	
		6. FILE NUMBER: 7. LOAN NUMBER:	
		8. MORTGAGE INS. CASE NO.:	
NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. NAME OF BORROWER:			
E. NAME OF SELLER:			
F. NAME OF LENDER:			
G. PROPERTY LOCATION:		Rocky Mount, Virginia 24151	
H. SETTLEMENT AGENT: PLACE OF SETTLEMENT:			
I. SETTLEMENT DATE:			
J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
Contract sales price	135,000.00	401. Contract sales price	135,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	7,552.83	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town tax to		406. City/town tax to	
107. County tax to		407. County tax to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	\$142,552.83	420. GROSS AMOUNT DUE TO SELLER	\$135,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE SELLER:	
201. Deposit or earnest money	5,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	127,187.00	502. Settlement charges to seller (line 1400)	310.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Payoff SunTrust	106,708.73
207.		507.	
208. Credit from Seller		508. Credit from Seller	
209. towards termite treatment	500.00	509. towards termite treatment	500.00
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town tax to		510. City/town tax to	
211. County tax 01-01 to 06-12	286.10	511. County tax 01-01 to 06-12	286.10
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER:	\$132,973.10	520. TOTAL REDUCTIONS DUE SELLER:	\$107,804.83
300. CASH AT SETTLEMENT FROM/TO BORROWER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross amount due from borrower (line 120)	142,552.83	601. Gross amount due to seller (line 420)	135,000.00
Less amount paid by/for borrower (line 220)	132,973.10	602. Less reduction amount due seller (line 520)	107,804.83
303. CASH (<input checked="" type="checkbox"/> FROM) (<input type="checkbox"/> TO) BORROWER:	\$9,579.73	603. CASH (<input checked="" type="checkbox"/> TO) (<input type="checkbox"/> FROM) SELLER:	\$27,195.17