

## ***Attention!***

This form is provided for informational purposes and should not be reproduced on personal computer printers by individual taxpayers for filing. The printed version of this form is a "machine readable" form. As such, it must be printed using special paper, special inks, and within precise specifications.

Additional information about the printing of these specialized tax forms can be found in: Publication 1167, *Substitute Printed, Computer-Prepared, and Computer-Generated Tax Forms and Schedules*; and, Publication 1179, *Specifications for Paper Document Reporting and Paper Substitutes for Forms 1096, 1098, 1099 Series, 5498, and W-2G*.

The publications listed above may be obtained by calling 1-800-TAX-FORM (1-800-829-3676). Be sure to order using the IRS publication number.

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VOID

CORRECTED

|  |                                    |   |  |  |
|--|------------------------------------|---|--|--|
| FILER'S name, street address, city, state, ZIP code, and telephone no. |                                    | 1 Date of closing   | OMB No. 1545-0997<br><br><b>2001</b><br><br>Form <b>1099-S</b> | <b>Proceeds From Real Estate Transactions</b>  |
|  |                                    | 2 Gross proceeds<br><br>\$  |  |  |
| FILER'S Federal identification number                                  | TRANSFEROR'S identification number | 3 Address or legal description (including city, state, and ZIP code)  |  | <b>Copy A</b><br><b>For Internal Revenue Service Center File with Form 1096.</b><br>For Privacy Act and Paperwork Reduction Act Notice, see the <b>2001 General Instructions for Forms 1099, 1098, 5498, and W-2G.</b> |
| TRANSFEROR'S name  |                                    |   |  |  |
| Street address (including apt. no.)                                    |                                    |   |  |  |
| City, state, and ZIP code  |                                    |   |  |  |
| Account number (optional)  |                                    |   |  |  |
|  |                                    | 4 Check here if the transferor received or will receive property or services as part of the consideration. <input type="checkbox"/> |  |  |
|  |                                    | 5 Buyer's part of real estate tax<br>\$   |  |  |

Form **1099-S**

Cat. No. 64292E

Department of the Treasury - Internal Revenue Service

**Do Not Cut or Separate Forms on This Page — Do Not Cut or Separate Forms on This Page**

**Note: Self Duplicating, Carbon Paper Not Required**

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|   |                                    |  |  |  |
|---|------------------------------------|--|--|--|
| FILER'S name, street address, city, state, ZIP code, and telephone no.                        |                                    | 1 Date of closing  | OMB No. 1545-0997<br><b>2001</b><br>Form <b>1099-S</b> | <b>Proceeds From Real Estate Transactions</b>  |
|   |                                    | 2 Gross proceeds<br>\$   |  |  |
| FILER'S Federal identification number   | TRANSFEROR'S identification number | 3 Address or legal description   |  | <b>Copy B<br/>For Transferor</b><br>This is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. |
| TRANSFEROR'S name<br><br>Street address (including apt. no.)<br><br>City, state, and ZIP code |                                    |  |  |  |
| Account number (optional)   |                                    | 4 Transferor received or will receive property or services as part of the consideration (if checked). . . ▶ <input type="checkbox"/> |  |  |
|   |                                    | 5 Buyer's part of real estate tax<br>\$  |  |  |

Form **1099-S**

(Keep for your records.)

Department of the Treasury - Internal Revenue Service

## Instructions for Transferor

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the Internal Revenue Service and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the Schedule D (Form 1040) instructions. If the real estate was not your main home, report the transaction on **Form 4797**, Sales of Business Property, **Form 6252**, Installment Sale Income, and/or **Schedule D (Form 1040)**, Capital Gains and Losses.

**Federal mortgage subsidy.** You may have to recapture (pay back) all or part of a Federal mortgage subsidy if **all** the following apply:

- You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate,
- Your original mortgage loan was provided after 1990, and
- You sold or disposed of your home at a gain during the first 9 years after you received the Federal mortgage subsidy.

This will increase your tax. See **Form 8828**, Recapture of Federal Mortgage Subsidy, and **Pub. 523**, Selling Your Home.

**Box 1.** Shows the date of closing.

**Box 2.** Shows the gross proceeds from a real estate transaction, generally the sales price. Gross proceeds include cash and notes payable to you, notes assumed by the transferee (buyer), and any notes paid off at settlement. Box 2 does not include the value of other property or services you received or are to receive. See **Box 4**.

**Box 3.** Shows the address or a legal description of the property transferred.

**Box 4.** If marked, shows that you received or will receive services or property (other than cash or notes) as part of the consideration for the property transferred. The value of any services or property (other than cash or notes) is not included in box 2.

**Box 5.** Shows certain real estate tax on a residence charged to the buyer at settlement. If you have already paid the real estate tax for the period that includes the sale date, subtract the amount in box 5 from the amount already paid to determine your deductible real estate tax. But if you have already deducted the real estate tax in a prior year, generally report this amount as income on the "Other income" line of Form 1040. For more information, see Pub. 523.

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|   |                                    |   |  |   |
|---|------------------------------------|---|--|---|
| FILER'S name, street address, city, state, ZIP code, and telephone no.                        |                                    | 1 Date of closing   | OMB No. 1545-0997<br><br><b>2001</b><br><br>Form <b>1099-S</b> | <b>Proceeds From Real Estate Transactions</b>   |
|   |                                    | 2 Gross proceeds<br><br>\$  |  |   |
| FILER'S Federal identification number   | TRANSFEROR'S identification number | 3 Address or legal description (including city, state, and ZIP code)  |  | <b>Copy C<br/>For Filer</b><br><br>For Privacy Act and Paperwork Reduction Act Notice, see the <b>2001 General Instructions for Forms 1099, 1098, 5498, and W-2G.</b> |
| TRANSFEROR'S name<br><br>Street address (including apt. no.)<br><br>City, state, and ZIP code |                                    |   |  |   |
| Account number (optional)   |                                    | 4 Check here if the transferor received or will receive property or services as part of the consideration. ► <input type="checkbox"/> |  |   |
|   |                                    | 5 Buyer's part of real estate tax<br><br>\$   |  |   |

Form **1099-S**

Department of the Treasury - Internal Revenue Service

## Filers, Please Note—

To help make it easier for you to get only the information you need to complete the Forms 1099, 1098, 5498, and W-2G you file, we provide general and specific form instructions as separate products. The products you should use for 2001 are the **General Instructions for Forms 1099, 1098, 5498, and W-2G**, which contain general information concerning Form 1099-S and other forms in the 1099 series, and the separate specific instructions for each information return you file. Specific information needed to complete this form is given in the **2001 Instructions for Form 1099-S**. A chart in the general instructions gives a quick guide to which form must be filed to report a particular payment. You can order those instructions and additional forms by calling 1-800-TAX-FORM (1-800-829-3676). You can also get forms and instructions from the IRS's Internet Web Site at [www.irs.gov](http://www.irs.gov).



**Caution:** *Because the IRS processes paper forms by machine (optical character recognition equipment), you cannot file with the IRS Forms 1096, 1098, 1099, or 5498 that you print from the IRS's Internet Web Site.*

**Due dates.** Furnish Copy B of this form to the transferor by January 31, 2002.

File Copy A of this form with the IRS by February 28, 2002. If you file electronically, the due date is April 1, 2002.