



ALASKA EXCHANGE CORPORATION

Professional Intermediary for IRC Section 1031 Tax Deferred Property Exchanges

1031 Agent Checklist

- ✓ Forward a copy of the Earnest Money Agreement containing 1031 language and/or 1031 Disclosure (see below)
- ✓
- ✓ Provide the contact information for the Title Company and/or Escrow closer to Alaska Exchange Corporation
- ✓ Forward a copy of the Preliminary Title Report to Alaska Exchange Corporation
- ✓ Notify Alaska Exchange Corporation (in advance) date of Closing
- ✓ Notify Lender (if applicable) that Alaska Exchange Corporation is holding funds in trust
- ✓ **Sit back, relax, and let Alaska Exchange do the rest!**

Property Disclosure

The following information is suggested language to be included on Purchase and Sale/Earnest Money Agreements.

RELINQUISHMENT/SALE:

Seller hereby states that this transaction is part of an IRC Section 1031 Tax Deferred Exchange. Alaska Exchange Corporation represents seller as Intermediary in this transaction.

Purchaser agrees to cooperate with seller in the 1031 Exchange procedure. Purchaser agrees that the seller's rights and obligations under this agreement may be assigned to Alaska Exchange Corporation for the purpose of completing the exchange. Purchaser shall incur no costs, fees or liability for participating in the exchange process. Purchaser agrees to sign documentation necessary to complete the IRC Section 1031 Tax Deferred Exchange closing.

REPLACEMENT/ACQUISITION:

Purchaser is participating in an IRC Section 1031 Tax Deferred Exchange. Alaska Exchange Corporation represents purchaser as Intermediary in this transaction. This is a replacement or acquisition property required for the exchanger to complete the exchange.

Seller agrees to cooperate with purchaser in the exchange closing procedure. Seller agrees that the purchaser's rights and obligations under this agreement may be assigned to Alaska Exchange Corporation for the purpose of completing the exchange. Seller shall incur no costs, fees or liability for participating in the exchange process. Seller agrees to sign documentation necessary to conclude the IRC Section 1031 Tax Deferred Exchange closing.

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