

Like-Kind Exchange Procedures and Information

Investors Title Exchange Corporation (“ITEC”) provides Qualified Intermediary services for property owners who wish to effect a §1031 Exchange. ITEC, in its role as qualified intermediary, coordinates the exchange aspects of the transaction with your closing agents. Our duties include drafting standard exchange documents (including an Exchange Agreement, Relinquished Property Assignment and Replacement Property Assignment), holding the funds between the sale of your old property and the purchase of your new property, and accepting the formal identification of your replacement property within the 45-day identification period. In its role as qualified intermediary, ITEC does not provide tax or legal advice or file your tax returns with IRS. All taxpayers must be represented by counsel.

If you have any questions about our service or you would like to initiate an exchange transaction, please call ITEC at (800) 724-8791. We would also be happy to refer you to an attorney or CPA to answer your legal or tax questions.

IRS Circular 230 Disclaimer:

To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. tax advice contained in this communication (including attachments) is not intended or written to be used, and cannot be used, for the purpose of avoiding penalties under the Internal Revenue Code.

Steps in the exchange process:

- 1** Fax ITEC a copy of the Exchange Order Form and contract(s) for the sale at least five days before closing.
- 2** ITEC will produce standard exchange documents and send them to your attorney for review.
- 3** The exchange documents must be signed at or before closing, and the net sales proceeds will be sent to ITEC. You will earn interest on the exchange funds as specified in the Exchange Agreement.
- 4** Identify your replacement property to ITEC within 45 days after closing the sale.
- 5** Contact us at least 5 days before the closing for the replacement property purchase so we can coordinate delivery of exchange documents and funds to the closing agent. The replacement property closing(s) must occur within 180 days of the first relinquished property closing. We will need a written authorization from you or your attorney in order to release funds to the closing agent.

Suggested contract language for §1031 Exchange sale and purchase contracts can be found in the Basic Guidelines brochure or at our Web site, www.1031itec.com. Please contact us for our current fees.



Investors Title Exchange Corporation

121 North Columbia Street (27514)
P.O. Drawer 2687
Chapel Hill, North Carolina 27515-2687
919/968-2220, 800/724-8791, Fax: 919/968-2225, 800/653-9811
Email: exchanges@invtitle.com
Please visit us at www.1031itec.com
NASDAQ Symbol: ITIC

Like-Kind Exchange Order Form

To Investors Title Exchange Corporation
Attention Exchange Coordinator
Telephone: 800/724-8791
Fax: 800/653-9811

From **Bankers Settlement Services of Southwest PA**
Telephone **888-632-0011** Fax **814-696-9802**
Email **info@bsssouthwestpa.com**

How did you hear about ITEC? Check all that apply.

- Publication: _____ Seminar: _____
 Realtor: _____ CPA: _____
 Attorney: _____ Closer: _____
 Other (Internet/Trade Show/etc.): _____

Exchange Information

Exchangor:

Name _____
Spouse's Name _____
Mailing Address _____

Telephone _____ Fax _____
Email _____
Tax I.D. Number(s) _____

Exchangor's Advisor (The Attorney or CPA advising you):

Name _____
Firm _____
Mailing Address _____

Telephone _____ Fax _____
Email _____

Relinquished Property

Attach a copy of the contract(s) for the sale of relinquished property.

Brief Description _____
(or Address) _____

Title is currently in the name(s) of: _____

Buyer's Name _____

Effective date of contract _____ Con

Closing Information:

Closer _____

Mailing Address _____

Telephone _____ Fa

Email _____

Will Seller be at closing? ___ Yes ___ No Will Buyer

Replacement Property (if known)

Attach a copy of the contract(s) for the purchase of replacement property.

Brief Description _____
(or Address) _____

Title to be held by _____

Seller's Name _____

Effective date of contract _____ Con

Closing Information:

Closer _____

Mailing Address _____

Telephone _____ Fa

Email _____

Will Seller be at closing? ___ Yes ___ No Will Buyer