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Form 1099-S	Cat. N	o. 64292E			Department of the Ti	reasury -	Internal Revenue Service
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Instructions for Transferor

Generally, persons 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. If the real estate transferred was your main home, file Form 2119, Sale of Your Home, with your income tax return even if you sold at a loss or you did not replace your home. If the real estate transferred was not your main home, report the transaction in the applicable parts of Form 4797, Sales of Business Property, Form 6252, Installment Sale Income, and/or Schedule D (Form 1040), Capital Gains and Losses.

If you sold your home that you did not own for more than 9 years and that home was financed after 1990 under a Federally-subsidized program (qualified mortgage bonds or mortgage credit certificates), you may have to recapture part of the subsidy. This will increase your tax. See **Form 8828**, Recapture of Federal Mortgage Subsidy, and **Pub. 523**, Tax Information on Selling Your Home.

Box 1.—Shows the date of closing.

Box 2.—Shows the gross proceeds from a real estate transaction. Gross proceeds include cash and notes payable to you and notes assumed by the transferee (buyer). It does not include the value of other property or services you received or are to receive. See **Box 4**.

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

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.

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