



Important Tax Tips for Sellers

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*If you are already working with an agent, this
is not meant as a solicitation for that business.*

When it's time to sell your home, there are a myriad of details to take care of – including recognizing the impact the sale of your home will have on your tax responsibilities. Below are ten tax tips from the Internal Revenue Services' Summertime Tax Tip newsletter. You can find more tax tips on their website at www.irs.gov.

1. In general, you are eligible to exclude the gain from income if you have owned and used your home as your main home for two years out of the five years prior to the date of its sale.
 2. If you have a gain from the sale of your main home, you may be able to exclude up to \$250,000 of the gain from your income (\$500,000 on a joint return in most cases).
 3. You are not eligible for the exclusion if you excluded the gain from the sale of another home during the two-year period prior to the sale of your home.
 4. If you can exclude all of the gain, you do not need to report the sale on your tax return.
 5. If you have a gain that cannot be excluded, it is taxable. You must report it on Form 1040, Schedule D, Capital Gains and Losses.
 6. You cannot deduct a loss from the sale of your main home.
 7. Worksheets are included in Publication 523, Selling Your Home, to help you figure the adjusted basis of the home you sold, the gain (or loss) on the
- sale, and the gain that you can exclude.
8. If you have more than one home, you can exclude a gain only from the sale of your main home. You must pay tax on the gain from selling any other home. If you have two homes and live in both of them, your main home is ordinarily the one you live in most of the time.
 9. If you received the first-time homebuyer credit and within 36 months of the date of purchase, the property is no longer used as your principal residence, you are required to repay the credit. Repayment of the full credit is due with the income tax return for the year the home ceased to be your principal residence, using Form 5405, First-Time Homebuyer Credit and Repayment of the Credit. The full amount of the credit is reflected as additional tax on that year's tax return.
 10. When you move, be sure to update your address with the IRS and the U.S. Postal Service to ensure you receive refunds or correspondence from the IRS. Use Form 8822, Change of Address, to notify the IRS of your address change.

If you're thinking about selling your home, give me a call at 360-620-2690 or send an email to mollyells@windermere.com and let's chat about how to take advantage of today's market. For more tax tips, see IRS Publication 523, [Selling Your Home](#) or call 800-TAX-FORM (800-829-3676).



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