

§1031 EXCHANGE PURCHASE & SALE AGREEMENT ADDENDUM

EXCHANGE COOPERATION CLAUSE FOR PURCHASE OF REPLACEMENT PROPERTY

The following § 1031 Exchange Purchase & Sale Agreement Addendum is incorporated to and made part of the Purchase & Sale Agreement dated _____ between _____,
 Buyer Seller Other and _____, Buyer Seller Other for the property located at _____.

It is agreed between the Buyer and Seller as follows:

Seller herein acknowledges that it is the intention of the Buyer to complete an IRS § 1031 tax-deferred exchange, and that Buyer's rights and obligations under this agreement may be assigned to Madison Exchange, as the Qualified Intermediary, solely for the purpose of facilitating that § 1031 exchange. Seller agrees to cooperate with Buyer to permit Buyer to qualify for tax-deferred § 1031 exchange treatment, at no additional cost, obligation or liability to the Seller. Buyer agrees that this will not delay the close of the subject transaction nor cause the Seller any additional expense.

Madison Exchange is a Qualified Intermediary for § 1031 Tax-Deferred Exchanges. Madison Exchange may not give tax or legal advice. Exchangers should review their transaction with a tax or legal advisor.

By signing below, the parties acknowledge and agree to this Addendum.

_____ Seller	_____ Date
_____ Seller	_____ Date
_____ Buyer	_____ Date
_____ Buyer	_____ Date

MADISON EXCHANGE, LLC

Qualified Intermediary for §1031 Tax-Deferred Exchanges
d/b/a Madison § 1031

NOTE: Information presented here is provided as a general resource. It is not intended to provide tax or legal advice for specific facts or particular circumstances. § 1031 Tax-Deferred Exchanges are very complex transactions with potential for serious tax implications. It is recommended that Exchangers seek the advice of a certified tax professional or attorney.

