1031 Exchange Timeline & Document Tracker

Enter your closing date and the deadlines fill in. Boxes are yours to fill in.

The property you sold

PROPERTY SOLD (ADDRESS)

CLOSING DATE (THE DAY IT TRANSFERRED)

SALE PRICE

QUALIFIED INTERMEDIARY (COMPANY, CONTACT)

QI EXCHANGE OR ESCROW NUMBER

YOUR RETURN DUE DATE, IF YOU'LL EXTEND — Leave blank if unsure. We'll fill it in.

Your deadlines

DAY 45: IDENTIFY REPLACEMENTS IN WRITING

DAY 180

EXCHANGE DEADLINE (EARLIER OF THE TWO) — Ask us now if your return comes due before day 180.

Replacement properties you identify

#	ADDRESS OR DESCRIPTION	SENT TO QI ON	ESTIMATED VALUE	CLOSED ON	PURCHASE PRICE
1					
2					
3					
4					
5					
6					
	Totals				

IDENTIFICATION LIMIT CHECK

The rules (Treas. Reg. §1.1031(k)-1): identify each property in a written document you sign, delivered by midnight of day 45 to your QI or another person in the exchange other than you. Describe each one clearly, such as by street address. You can identify up to three properties of any value, or more if their total value at the end of day 45 is no more than 200% of the property you sold. Then close by the exchange deadline above.

1031 Exchange Timeline & Document Tracker

Documents and notes.

Documents

Tick each one once you've uploaded it to the LaviCPA Client Portal.

- Exchange agreement with your QI
- Assignment of the sale contract to the QI
- Closing statement for the property you sold
- Signed identification letter, with proof it reached the QI by day 45
- Purchase contract for each replacement property
- Closing statement for each replacement property
- Loan documents for any new loan
- QI's final accounting statement

Anything else we should know

For gain, boot, and how much to reinvest, use the 1031 exchange calculator at lavicpa.com.