YEAR **2010**

Real Estate Withholding — Computation of Estimated Gain or Loss

CALIFORNIA FORM **593-E**

(You are required to complete this form if you claim an exemption due to a loss or zero gain or if you elect an optional gain on sale withholding amount.)

Name	Seller or Transferor: SSN or ITIN
Spouse's/RDP's name (if jointly owned)	Spouse's/RDP's SSN or ITIN (if jointly owned)
Address (suite, room, PO Box, or PMB no.)	☐ FEIN ☐ CA Corp. No.
City / State	ZIP Code
Property address (if no street address, provide parcel number and county)	

1 **Selling price** . . . . . 1 _____

2 Selling expenses . . . . . 2 _____

3 **Amount realized.** Subtract line 2 from line 1 . . . . . 3 _____

4 Enter the price you paid to purchase the property (If you acquired the property other than by purchase, see instructions, How to Figure Your Basis When You Did Not Purchase the Property) . . . . . 4 _____

5 Seller-paid points. . . . . 5 _____

6 Depreciation . . . . . 6 _____

7 Other decreases to basis . . . . . 7 _____

8 Total decreases to basis. Add line 5 through line 7 . . . . . 8 _____

9 Subtract line 8 from line 4 . . . . . 9 _____

10 Cost of additions and improvements . . . . . 10 _____

11 Other increases to basis . . . . . 11 _____

12 Total increases to basis. Add line 10 and line 11 . . . . . 12 _____

13 **Adjusted basis.** Add line 9 and line 12 . . . . . 13 _____

14 Enter any suspended passive activity losses from this property . . . . . 14 _____

15 Add line 13 and line 14 . . . . . 15 _____

16 **Estimated gain or loss on sale.** Subtract line 15 from line 3 and enter the amount here. If you have a loss or zero gain, skip lines 17 and 18. Complete the Seller's Signature area below and check the box on Form 593-C, Part II line 3. If you have a gain, go to line 17 . . . . . 16 _____

17 **Optional gain on sale withholding amount.** Check the applicable box for the filing type.

☐ Individual 9.55% ☐ Corporation 8.84% ☐ Bank and Financial Corporation 10.84%

☐ Non-California Partnership 9.55% ☐ S Corporation 11.05 % ☐ Financial S Corporation 13.05 %

Multiply the amount on line 16 by the tax rate for the filing type selected above and enter the result on line 17. This is the optional gain on sale withholding amount.

If you elect the optional gain on sale withholding amount on line 17, go to Form 593 and check the appropriate box on line 4 (Boxes B-G) for the Optional Gain on Sale Election, and transfer the amount on line 17 to Form 593, line 5.

Sign Form 593 to certify the election. . . . . 17 _____

18 **Total sales price withholding amount.** Multiply the selling price on line 1 by 3 1/3% (.0333) and enter the amount on line 18.

This is the total sales price withholding amount.

If you select the **total sales price withholding amount** on line 18, check Box A **"3 1/3% (.0333) x Total Sales Price"** on line 4 of Form 593, and transfer the amount on line 18 to Form 593, line 5 . . . . . 18 _____

Seller's Signature

Title and escrow persons and exchange accommodators are not authorized to provide legal or accounting advice for purposes of determining withholding amounts. Transferors are strongly encouraged to consult with a competent tax professional for this purpose.

Under penalties of perjury, I hereby certify that the information provided above is, to the best of my knowledge, true and correct. I understand that I must retain this form in my records for 5 years and that the Franchise Tax Board may review relevant escrow documents to ensure withholding compliance and if conditions change, I will promptly inform the withholding agent. I understand that completing this form does not exempt me from filing a California income tax return to report this sale.

Seller's Name _____

Seller's Signature _____ Date: _____

Spouse's/RDP's Name (if jointly owned) _____

Spouse's/RDP's Signature (if jointly owned) _____ Date: _____

Reset Form