



> **Top Ten** > > **Real Estate Withholding Errors** That Delay Document Processing and Payment Allocation

Category	> Error	> Solution
Forms	Incorrect or incomplete information provided on withholding forms.	Answer all applicable fields completely and accurately. Include a telephone number so we can reach you directly if we discover an error or omission.
	Incorrect form.	Verify the correct form type and year of withholding before you submit the form to us.
	Multiple or unrelated sellers on one withholding form.	Use a separate withholding form for each of the sellers (other than joint filers) to allocate the proportional share of withholding.
	Unnecessary paperwork sent to the Franchise Tax Board (FTB).	Cover letter, closing statement, and form instruction documents are generally not necessary to allocate withholding to taxpayers. Send us the required forms only.
	Forms 593-C and 593-E sent to FTB.	Forms 593-C, <i>Real Estate Withholding Certificate</i> , and 593-E, <i>Real Estate Withholding - Computation of Estimated Gain or Loss</i> , should not be sent to FTB unless requested. Sellers should retain Form 593-E for five years, and escrow persons should retain Form 593-C for five years.
Identification	Incorrect person or entity listed.	Withhold from funds due to the seller named on the title. Include the identification number of the seller, not the trustee, beneficiary, etc. For trusts, refer to FTB 7429, <i>Do I Need to Withhold on This Trust?</i> , for assistance to determine withholding and guidelines on the types of trusts.
	Omitted or incorrect identification number(s).	Enter the correct identification number(s) on all withholding forms. If the seller applied for a tax identification number, but has not received it, enter "Applied For" in the space for the seller's identification number, and attach a copy of the federal application. Form 593-C must have an identification number to be valid.
	Non-real estate related payments remitted.	Do not remit lien or bill payments when you remit real estate withholding payments. For additional information on payoff amounts for liens, call us at 916.845.4350.
Payments	No information included with your payment.	Remit your payment using Form 593-V, <i>Payment Voucher for Real Estate Withholding</i> . Include the correct identification number and exact legal name of the withholding agent. Or, remit your payment using Electronic Funds Transfer (EFT). For more information on EFT, go to ftb.ca.gov and search for EFT , or call 916.845.4025.
	One payment for multiple transactions does not equal the amount indicated on the submitted withholding forms.	Ensure the payment remitted for multiple transactions equals the total amount indicated on the submitted withholding forms.

For additional information on real estate withholding, go to ftb.ca.gov and search for **real estate withholding**.