Example 4 - Multiple unit dwellings

YEAR

CALIFORNIA FORM

2007 Real Estate Withholding Tax Statement

593-B

Attach to Form 593, Real Estate Withholding Remittance Statement

Copy A FOR FRANCHISE TAX BOARD

Part I Withholding Agent (Payer/Sender) Check one: ☑ Escrow/Title Company ☐ Accommodator/Intermediary ☐ Buyer

Name, Mailing Address, (number and street, PO Box, rural route, Apt. no., suite, room, or PMB no.), City, State, and ZIP Code

All Right Escrow
1234 Main Street
Anytown, CA 95000

☑ FEIN ☐ CA Corp. No: 99-1100000

SSN or ITIN:

Seller or Transferor (Comple

Name, Mailing Address, (number a ... y, State, and ZIP Code

Ron Rental
711 Dwell Road
Pal Heights, CA 91112

SSN or ITIN: 600-66-6000

Spouse's SSN or ITIN (if jointly owned):

☐ FEIN ☐ CA Corp. No.

Ron sold his four-plex for $600,000. One unit was his principle residence, which is exempt from withholding (he completed Form 593-C).

After the value of his principal residence (based on square footage) is deducted, $450,000 is subject to real estate withholding. $450,000 is the amount entered in Box 3.

$600,000	(Total Sale Price)
- $150,000	(Value of Ron's residential unit)
$450,000	**(Amount to be entered in Box 3)**

Escrow or Exchange Information

1 Escrow or Exchange Number	2 Date of Transfer, Exchange Completion, Exchange Failure, or Installment Payment	3 Total Sales Price	4 Ownership Percentage
200789	06/01/2007	$ 450,000.00	100 . 00 %

5 Address (or parcel number and county) of the California real property transferred

1212 Double Street
Pal Heights, CA 91112

6 Withholding Method Selected

Check one:

☐ Total Sales Price (complete box 7a and 7b, skip box 8 and 9)

☑ Alternative Election (skip box 7a and 7b, complete box 8 and/or 9)

7a Amount Subject to Withholding (Total Sales Price)

$ _____

Check One:

☐ Total Sales Price x Ownership %
☐ Installment Sale Payment
☐ Boot
☐ Failed Exchange (Total Sales Price x Ownership %)
☐ Failed Exchange (Less Boot at Sale)

7b Amount Withheld From This Seller (Total Sales Price)

$ _____

(.0333 x Amount subject to withholding from box 7

8 Amount Withheld From This Seller (Alternative Election)

$ 18,600.00

Enter the amount from Form 593-E, line 17.

Check One (see instructions):

☑ 9.3% Individual
☐ 8.84% Corporation
☐ 10.84% Bank and Financial Corporation
☐ 1.5% S Corporation
☐ 3.5% Financial S Corporation

9 Installment Withholding Percent

____ ____ . ____ ____%

(Percent from Box 9 instructions)

Apply this percent to all installment payments.

Signature required if this box is checked.

Preparer: Name and Title (please ty ... print): Patrick Perfect, Escrow ... cer

Telephone Number: (888) 555-1212

Part II Election and Ce ... ication of Seller or Transferor (Complete and Sign if you elect the Alternative Withholding Amount and you checked "Alternative Ele ... on" in box 6 and completed box 8 and/or 9.)

Title and escrow pers ... s 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 pe ... ury, I elect the alternative withholding and hereby certify that the information provided above is, to the best of my knowledge, true and correct. I understand that the Franchise Tax Board may review relevant escrow documents to ensure withholding compliance.

Seller's name (type or print): Ron Rental

Seller's signature: Ron Rental Date: 6/1/2007

Spouse's name (if jointly owned) _____

Spouse's signature (if jointly owned) _____ Date: _____

For Privacy Notice, get form FTB 1131.

7121063

Form 593-B C2 2006