

**SELLER'S NOTICE OF ASSIGNMENT BY BUYER AND
INSTRUCTIONS TO THE SETTLEMENT AGENT HANDLING EXCHANGER'S PURCHASE**

Please complete and fax to 858-332-1777:

Date: _____
Exchange Number: _____
Property Street: _____
Property City, St: _____
Settlement Agent: _____
Escrow Number: _____

("Exchanger") has entered into an Exchange Agreement with 1031 Exchange Advantage, Inc., ("QI"). QI will function in this transaction as a Qualified Intermediary in order to complete a like-kind exchange of Exchanger's interest within the meaning of Section 1031 of the Internal Revenue Code.

Exchanger has assigned all rights, title, interest and obligations as Buyer under the above referenced escrow to 1031 Exchange Advantage, Inc. ("QI"). QI has accepted the position of Buyer herein and agrees to complete this transaction pursuant to its terms in accordance with said escrow instructions.

QI is acting as the Buyer in this transaction solely as an accommodation to the Exchanger. QI has not inspected subject property, and Seller hereby releases QI from any and all liability regarding the physical or financial condition, value or history of the property, or the condition of title, and any representations made by any party to the transaction. Seller hereby agrees that any dispute regarding the subject property shall be settled between the Exchanger and Seller. Seller agrees not to name QI as a party to any legal action regarding the subject property.

The parties authorize and instruct the settlement agent as follows:

1. DEED: Confirm that the conveyance deed (Grant Deed, Warranty Deed, etc.) for subject property is drawn directly in favor of the Exchanger per their instructions.
2. NEW FINANCING: In the event your instructions call for the creation of new financing, all loan documents shall be executed by Exchanger.
3. DO NOT PERMIT RECORDING OF THE DEED until you have received this document executed by the Seller(s).
4. HUD/CLOSING STATEMENT: Please show "1031 Exchange Advantage, Inc. as Qualified Intermediary for" the Exchanger. Please fax a copy of the closing statement to the QI, and mail a copy to the Exchanger.
5. FUNDING: Please fax wire instructions to 1031 Exchange Advantage three (3) business days prior to needing funds.
6. WIRING INSTRUCTIONS: Please make all disbursements to QI via wire as follows:

Citibank (West) FSB
3996 E Barranca Parkway #130
Irvine, CA 92606
ABA/Routing # 322271724
For credit to 1031 Exchange Advantage
Account #201494796
Exchange #
7. CANCELLATION: In the event the Exchange Agreement is cancelled for any reason, then upon written notification by QI to Settlement Agent, this Assignment is revoked and the above referenced escrow shall proceed as originally set out therein.

Seller signature(s) consenting to assignment required prior to recording of deed.

Seller:

Date

Seller:

Date



1031 Exchange Advantage, Inc.

INSTRUCTIONS

Please sign this page for your Escrow or Closing Attorney on the property you are buying to fax back to 858-332-1777 at least 2 business days before the date you need funds ***.

REQUEST FOR FUNDS FOR REPLACEMENT PROPERTY

Your Name	
Your Exchange #	
Relinquished property street	
Relinquished property city, state	

PROPERTY TO BE ACQUIRED:	
Street	
City, State	
* * * Date You Need Funds	
Amount Needed	
Estimated Close Date	
HOW SELLER WILL SIGN:	
Name and Title #1	
Name and Title #2	

ESCROW OR CLOSING ATTORNEY:	
Contact	
Firm	
Escrow or File #	
Phone	
Fax	
Email	

WIRING INSTRUCTIONS: PLEASE PRINT CLEARLY IN BLOCK LETTERS

Amount	\$
Reason	<input type="checkbox"/> Deposit <input type="checkbox"/> Closing
Date needed by	
Bank Name	
Bank Address	
ABA/Routing #	
Settlement Agent	
Account #	

Subject to verification on the telephone. Must be requested by 1:00pm for same day funds. Completion shall confirm that the Sale of Relinquished Property has closed title and I will submit a HUD verifying same. 1031 Exchange Advantage, Inc. will be held harmless for any liability that may occur due to fulfilling this request for funds. All rush requests are subject to a \$100.00 rush charge.

Date

Date