

Lori B. Miller, P.C. ATTORNEY AT LAW

WITHHOLDING PRIVACY POLICY

In real estate transactions where Lori B. Miller, P.C. is acting as withholding agent under the Foreign Investment in Real Property Tax Act of 1980 (FIRPTA), we request taxpayer identification numbers (TINs) for each buyer and each seller. For a US resident or citizen, the TIN is typically a US social security number. For a nonresident alien, the TIN is typically an individual taxpayer identification number (ITIN).

Federal tax law requires that we include a TIN for each buyer and each seller on the withholding reports (IRS Forms 8288 and 8288-A and/or Form 8288-B).

We are committed to protecting the privacy of the buyers and the sellers. Your TIN is used solely for reporting the withholding on these IRS forms in compliance with federal tax law. It is provided to the IRS and kept in our secure and confidential file. It is our policy to not disclose a buyer's TIN to any party other than the IRS. It is our policy to not disclose a seller's TIN to any party other than the IRS or the title company that needs the seller's TIN to report the sale to the IRS. We do not otherwise use or disclose a buyer's or a seller's TIN for any other purpose. However, the IRS will disclose the buyer's TIN to the seller, and the IRS may disclose the seller's TIN to the buyer.