

501(c)3 Charity

Residential

Commercial

Industrial

Vehicles

Inventory

Frequently Asked Questions For Donors

What are the benefits of donating?

You receive a charitable tax deduction equal to the highest appraisal of the real estate and diminish or eliminate capital gains taxes. The usual headaches and fees associated with selling are eliminated. Ownership transfer is simple. Finally, you meet your philanthropic goals!

What can be donated through Real Estate Donations?

Houses, vacant land, mobile homes, commercial property or buildings, industrial property or buildings, properties with liens or mortgages, autos, boats, planes, heavy equipment.

How do I convey the property to Real Estate Donations?

You will sign a Donation Package with us. It consists of a Quit Claim Deed, a Warranty Deed, a Donation Agreement, and a Declaration and Deed of Gift. You are conditionally conveying ownership of the real estate to Real Estate Donations.

What happens after I sign the Donation Package?

Real Estate Donations will hold the deeds in escrow for a maximum period of 120 days until final acceptance of the real estate by the Real Estate Donations, or a Purchase Agreement is signed by the Real Estate Donations and a Buyer. If a Purchase agreement is executed by Real Estate Donations with a buyer, the Liquidation Period will be extended until the date specified in the Purchase Agreement. The liquidation period is over when the real estate is sold by the Real Estate Donations at closing or the 120-day period expires, at Real Estate Donations' discretion.

What if the real estate doesn't sell in 120 days?

The Liquidation Period may be extended by mutual agreement of the Donor and Real Estate Donations.

What costs will I have?

You will be responsible for mortgage payments, property taxes, insurance and normal upkeep until sold. You must also provide a qualified appraisal for the real estate.

What options do I have for cash back on my donation?

In some cases we can offer a fixed or variable annuity, life estate, or bargain sale on the donated real estate. The availability of any of the above is subject to the value of the real estate and the age of the donor.

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