

## **SALE OF HOME WORKSHEET**

Please bring your purchase and sale closing statements (Form HUD 1) if you have them.  
You must bring Form 1099-S if one was sent to you.

### **Basic Information about Your Home**

#### Basic info about the Sale

- Date of purchase \_\_\_\_\_
- Purchase price \_\_\_\_\_
- Date of sale \_\_\_\_\_
- Sale price \_\_\_\_\_
- Did you receive a Form 1099-S?    Y    N

#### Info about your home

- How many days in the 5 years (1826 days) prior to the sale/exchange was the home your main home? \_\_\_\_\_
- How many days in the 5 years prior to the sale/exchange did you own your home?  
\_\_\_\_\_
- How many days in the 5 years prior to the sale/exchange was the home your spouse's main home? \_\_\_\_\_
- How many days in the 5 years prior to the sale/exchange did your spouse own your home? \_\_\_\_\_
- Have you excluded any gain on the sale/exchange of another main home during the 2-year period prior to the date of sale of this home.    Y    N
- Has your spouse excluded any gain on the sale/exchange of another main home during the 2-year period prior to the date of sale of this home.    Y    N
- Did you receive the first-time Homebuyers Credit (2008)?    Y    N

### **Adjustments to the Sale**

#### Fees you may have paid when you bought your home (from the purchase closing statement)

- Legal fees \_\_\_\_\_
- Surveys \_\_\_\_\_
- Title Insurance \_\_\_\_\_
- Fees that the seller owed that you agreed to pay \_\_\_\_\_
- Other fees \_\_\_\_\_

#### General adjustments

Selling expenses \_\_\_\_\_ (from the sale closing statement)

Cost of additions and improvements that you made to your home \_\_\_\_\_ (from reverse)

Tax assessments you paid for sidewalks, streets and other local improvements \_\_\_\_\_

Other increases to your basis \_\_\_\_\_

Decreases to your basis \_\_\_\_\_

## Sale of Main Home Worksheet: Improvements

**INCLUDE:** improvements/upgrades that add value, prolong useful life, or adapt it to new uses.

**DO NOT INCLUDE:**

- Repairs/maintenance necessary to keep the home in good condition
- Improvements that are no longer part of your home (ie: carpet that was later replaced)
- Improvements with a life expectancy of less than one year

Improvement	Amount
Room additions	\$
Kitchen modernization	\$
Bathroom addition or remodel	\$
Built-in appliances	\$
Flooring	\$
Fireplace	\$
Deck, patio, porch	\$
Garage	\$
Landscaping, sprinkler system	\$
Driveway, fence	\$
Swimming pool	\$
Storm windows and doors*	\$
New roof*, siding	\$
Satellite dish	\$
Insulation*: attic, walls, floors, pipes & ductwork	\$
Systems*: heating/central air conditioning, furnace, ductwork, central humidifier, central vacuum, air & water filtration, wiring	\$
Security system	\$
Plumbing: septic system, water heater*, soft water system, filtration system	\$
Other	\$
<b>TOTAL</b>	<b>\$</b>

\*Remember to reduce the cost by any amount received as a Residential Energy Credit