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**Your Brand for Ranches and Trophy Properties**

## **How to Select a 1031 Tax Exchange “Qualified Intermediary”**

- ***Only work with Qualified and Bonded Professionals.***
- ***The IRS is very specific with stringent time lines that have to be met.***
- ***The IRS can declare a property exchange as NOT QUALIFIED during any audit year. This could result in back taxes, penalties and interest.***

### **Checklist: Finding an Accommodator**

- \_\_\_ Is the accommodator a member of the Federation of Accommodators (FEA)?
- \_\_\_ Does the accommodator hold a Certified Exchange Specialist™ designation?
- \_\_\_ \*\*\*Will the accommodator take responsibility for losses if a mistake is made or the transaction does not qualify with the IRS?
- \_\_\_ Is the firm bonded by an insurance company? Will the firm provide a copy of the bond?
- \_\_\_ What is the accommodator’s professional experience with 1031.
- \_\_\_ Who receives the interest on the escrow account? The accommodator may quote a low fee as a tradeoff for receiving the escrow interest.
- \_\_\_ Is the accommodator accessible to your client and you? Will you meet face to face?
- \_\_\_ Is the accommodator willing to coordinate and work with other experts involved (attorneys, CPAs, Realtors, Lenders and Mortgage Brokers) to assure due diligence? Review documents? Handle financing?
- \_\_\_ Will an adequate paper trail be created?
- \_\_\_ Is the accommodator accustomed to handling a type (ranch, timber, farm, poultry, hunting) and size of transaction as the client’s?
- \_\_\_ Does the accommodator have a specialty? tenants-in-common? agricultural?
- \_\_\_ If a tenants-in-common ownership will be involved, is the accommodator a licensed securities representative?

### **National 1031 Firms:**

- [Custom 1031, Gary Bates](#)  
Calculate the Taxes Link on site
- [IPX](#)  
[Exchange Dead Lines](#)
- [Starker Services](#)  
[Capital Gains Calculator](#)  
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