



**Seller's Registration:
Colorado Conservation Easement Income Tax Credit 2020**

Tax Credit Seller

Name(s) _____
Address _____
City/State/Zip _____
Phone _____ Fax _____ Email _____
Type of Entity if applicable _____
SSN, Federal EIN #, or CO Dept of Revenue Account # _____

Did you receive your tax credits from a pass-through entity (i.e. S-Corp, Partnership, LLC)?
_____ Yes _____ No

If yes, name of pass-through entity _____
Type of entity _____
Entity's Federal EIN # or CO Dept of Revenue Account # _____
Percentage of your ownership in pass-through entity _____

Accountant's Contact Information

We will work with your accountant to complete the necessary tax forms, and ensure that they have everything they need to file your taxes accurately and on time.

Your Accountant's Name _____
Company _____
Phone Number _____ email _____

Other Representative's Contact Information

If you prefer that we work with your representative during the review process and credit sale, please provide their information:

Representative's Name _____
Company _____
Phone Number _____ email _____

Holder/Grantee of Conservation Easement

Organization Name _____
Contact Person _____
Phone Number _____ email _____

Have you already completed your donation? If yes, when was the deed of conservation easement recorded? _____ If no, what is the anticipated donation date? _____

Qualified Appraiser's Contact Information

Appraiser's Name/Company _____

Phone number _____ email _____

If your appraisal is complete, what is the value of your conservation easement? _____

If your appraisal is *not* complete, what is the anticipated value of your easement? _____

Did you receive payment for any portion of your conservation easement (ex: grant funding)?
____ Yes ____ No. If yes, please provide amount: _____

Permission for Photograph of Property

May we obtain and use a photograph of your property to use on thank you cards we send to the buyer(s) of your credits? ____ Yes ____ No.

Credits To Be Transferred

Amount of tax credits you would like to sell _____ / _____ Unsure

Have you created conservation easement credits from a previous donation? ____ Yes ____ No

If yes, did you and your buyers use all of the credits? ____ Yes ____ No ____ Unsure

Sales Price

For donations made prior to January 1, 2014 the sales price for the tax credit is 82% of the credit value. For donations made January 1, 2014 or later the sales price for the tax credit is 85% of the credit value (the extra percent for 2014 and later sellers is because of the new and expensive State review process for 2014 and later donations). This is the net price to the seller; there are no fees taken out of this price. Please note that our prices may change based on market conditions.

Documentation

As we work with you to obtain your Tax Credit Certificate from the State of Colorado and sell your tax credits, we'll need to review some of the documentation from your donation. Below is a list of the documents that will get us started, but we'll be sure and ask if we need anything extra along the way. If you have any of the following documents handy, please send them over to us; otherwise, we are happy to work with your land trust to get copies. The sooner we receive these documents, the sooner we can get started on your file, secure your tax credit certificate, and get your credits sold.

- Recorded Conservation Easement
- Complete copy of Qualified Appraisal (a draft is fine to start with)
- Acknowledgement Letter from land trust stating that no goods or services were provided in exchange for the donation
- Baseline Report
- Title Commitment with Exception Documents and Vesting Deeds
- Mineral Report (if minerals are severed from the property)
- Subordination Agreements (if there are any mortgages on the property)
- Settlement Statement (if you were paid money for some of your conservation easement)
- Statement of Authority (if an entity donated the conservation easement)
- Form 8283 with required attachment (we can help if this has not yet been completed)

By registering to sell my Colorado gross conservation easement tax credit with Tax Credit Connection, Inc., I represent, warrant, and agree to the following:

- I am a Colorado taxpayer entitled to claim the Colorado gross conservation easement tax credit pursuant to Colorado Revised Statutes §39-22-522.
- All statements on this Registration Form are true and correct to the best of my knowledge and belief.
- If I am a part year resident of the State of Colorado, I donated the conservation easement while I was a Colorado resident.
- I have not previously sold, transferred, used to offset tax, or received a refund for any portion of the tax credit described on this Registration Form.
- I desire to sell the tax credit described on this Registration Form through Tax Credit Connection, Inc. for the price set forth on this Registration Form and to close on the sale by April 15, 2021.
- I understand that Tax Credit Connection, Inc. will use its best efforts to match me with a tax credit buyer and anticipates that it will be successful, but does not make any guarantees that it will. I also understand that Tax Credit Connection, Inc. may, in its sole discretion, refuse to match me with a tax credit buyer if it believes my tax credit is not valid, or for any other reason.
- I understand that Tax Credit Connection, Inc. is relying upon this Registration Form to seek buyers for my credit. I will not contact any tax credit buyer whose name is provided to me by Tax Credit Connection, Inc., except through Tax Credit Connection, Inc. I will not sell my tax credit to any other buyer unless I am released by Tax Credit Connection, Inc.
- I will execute all agreements and documents reasonably required by Tax Credit Connection, Inc. to complete the sale of my tax credit.
- Tax Credit Connection, Inc. may provide information concerning my conservation easement and appraisal to interested buyers and their representatives.
- I understand that Tax Credit Connection, Inc. is acting to match buyers and sellers of tax credits and is not my legal representative or agent in this transaction. Tax Credit Connection, Inc. has advised me to seek legal and financial advice on the consequences of the sale of my tax credit. Tax Credit Connection, Inc. has not made any representations or warranties to me, except as provided in writing.

Tax Credit Seller's Name _____

Signature _____ Date _____