

YOUR HOME IS THE KEY TO YOUR FUTURE

Chances are you own a personal residence or vacation home that has appreciated over time. If you are like many individuals, at some point you will want to sell your property and are looking for a way to increase your income and avoid paying capital gains tax. Did you know that your home could be the key to your future?

A number of plans for your home permit you to make a gift to benefit your local church or United Methodist cause and receive income and tax benefits. Let's look at ways to plan for your future and also make a gift to your church using your home. If you have questions about any of these plans, please call the Foundation and we'll help you select the plan that is right for you.



I HAVE REVIEWED YOUR BROCHURE ON GIFTS OF HOME AND:

- I would like to speak with someone who can provide additional information on a gift of a home.
- I would like to receive information on other charitable tax planning options.

Name _____

Street _____

City _____

State / Zip _____

Home Phone _____

Work Phone _____

Email _____

(Please complete and return. All inquiries are treated with complete confidentiality.)

Mail to:

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Oklahoma City, OK 73118

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GIFTS OF HOME

*The Oklahoma United
Methodist Foundation*

CASH OR INCOME

FROM THE SALE OF YOUR HOME

Here are just a few of the plans that help provide you with income, cash and a charitable deduction for a gift of your home or vacation residence.

TAX-FREE SALE IN A TRUST

Did you know that you can transfer your home tax-free and receive income for the rest of your life? A charitable remainder unitrust permits the sale of your home tax-free and then provides you with income and a current charitable income tax deduction for the remaining trust principal which will go to an endowment fund for your named United Methodist cause.

CASH PLUS A TRUST

If you like the idea of the unitrust but want some cash up-front when your property sells, you may be interested in a sale and unitrust. Contact David at the Foundation to learn how you can receive cash income and a charitable deduction from this plan.



AVOID TAXES

AND RECEIVE A CHARITABLE DEDUCTION
FROM THE SALE OF YOUR HOME

BARGAIN SALE

A bargain sale is another way to sell your home in a tax-friendly manner. By selling your home to the Foundation at a discount, you will receive a charitable deduction for the difference between the market value and the sale price. Your \$250,000 home exclusion (\$500,000 for married couples) may cover the taxable gain on the cash you receive for the sale of a personal residence and any remaining gain may be offset by your charitable deduction.



STAY IN YOUR HOME

AND RECEIVE A CHARITABLE
TAX DEDUCTION

LIFE ESTATE RESERVED

If your goal is not more income but the ability to live in your home and receive a current tax deduction, a life estate reserved may be the plan for you. With a life estate, you deed your home to the Foundation but reserve the right to continue using it for life. You benefit from a current charitable tax deduction and we receive your home in the future.

When Julie's husband Rick passed away, she wanted to remain living in the family residence but also make a gift to her church's missions endowment fund. After consulting with her advisor, Julie decided to set up a life estate. Julie enjoyed a charitable deduction for deeding her home to our organization and loved the fact that she could remain at home.

This information is not intended as tax, legal or financial advice. Gift results may vary, consult your personal financial advisor for information specific to your situation.



Joe and Katie were looking for a way to avoid paying taxes on the sale of their home. The Foundation purchased the home at a discount; and Joe and Katie received a charitable deduction for the difference, which offset the capital gains tax due upon the sale.

Please note: The name and image above is representative of typical donors and may or may not be actual donors of the Oklahoma United Methodist Foundation. Since your benefits under federal rules may be different from this example, please contact us for your specific benefits.