**EPIC DEED SERVICE CORP.**

**12211 S. Eastern Avenue, Suite 130, Henderson, NV 89052**

**(626) 287-1500 Ext. 4005**

**mary@epicdeedservice.com**

{{entity}}

{{attn}} {{taxpayer\_name}}{{title}}

C/O {{relinquished\_escrow\_company\_capitalized}}

{{relinquished\_escrow\_officer}}, Sr. Escrow Officer

RE: {{relinquished\_property\_street}}

{{relinquished\_property\_city\_state\_zip}}

Escrow# {{r\_escrow\_number\_capitalized}}

Exchange # {{exchange\_file\_number}}

Date: {{date\_of\_opening\_exchange}}

Dear {{taxpayer\_address}},

We wish to thank you for selecting EPIC DEED SERVICE CORP to assist you in completing your delayed (Starker) exchange. Please review and sign the enclosed documents prior to closing. These are your copies for review and the original agreements are to be signed and returned to our office.

After the closing of your transaction, the cash received by EPIC DEED SERVICE CORP will be carried on our books as a "NET EXCHANGE VALUE". When you have found an acceptable exchange property, we will acquire that property at a price designated by you. UNDER THE NEW TAX PROVISIONS IT WILL BE NECESSARY TO DESIGNATE THE PROPERTY FOR WHICH YOU WISH TO ACQUIRE WITHIN 45 DAYS AFTER THE DATE OF CLOSING FOR THE ABOVE-REFERENCED PROPERTY. Our attorneys advise that a binding contract for this designated property be signed before the 45th day. Any agreement to acquire the replacement property should provide for closing before 180 days or prior to filing of your tax return (whichever is earlier from the date of closing for the above-referenced property).

To complete the closing of the designated property, we will deposit the amount required for closing up to the amount of the NET EXCHANGE VALUE from this transaction. Any excess credit will be refunded to you unless you wish to acquire other property with the remaining balance. In the event that we do not hold sufficient NET EXCHANGE VALUE credits to acquire the designated property, then you will need to add the necessary amount of cash to close that transaction. You will be charged through the relinquished escrow holder a $1,000.00 Transaction Fee due our firm for this exchange.

We look forward to the opportunity to assist you in your 1031 Exchage and are open to answer any questions that you may have concerning this transaction. Thank you for choosing Epic Deed Service Corp. for your 1031 Exchange needs and accommodations.

Sincerely,

Mary Quan

Exchange Coordinator