



Retained Life Estate

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your home, get a deduction,
and still live in it for the rest
of your life?*

This brochure contains general gift, estate, and financial planning information for educational purposes. It does not provide legal or tax advice. For advice or assistance on specific gifts and decisions please consult an attorney or other professional advisor.

Retained Life Estate



Did you know you can donate your home, get a deduction, and still live in it for the rest of your life?

You have always loved your home and have no plans to move. It has appreciated significantly since you bought it, and today it is the largest asset in your estate. You are considering a gift to The American College of Financial Services but cannot locate an asset that you can part with comfortably.

With a Retained Life Estate you can donate your house to us, and you and your spouse can live in the house for the rest of your lives.

This gift arrangement allows you to donate your personal residence (such as a primary home, vacation property, or farm) while retaining the right to live on and use the property. When you make the gift, you keep the right to use the property for the rest of your life, a term of years, or a combination of the two.



In exchange for a gift of your remainder in the property, you receive an income tax deduction.

This creative gift plan transfers ownership of your house to The American College of Financial Services but reserves a lifetime tenancy to you. You can make a significant gift to us with the most valuable asset you hold, yet not disturb your living arrangements or your cash flow.

How does a Retained Life Estate Work?

You deed the residence to The American College of Financial Services, reserving the life tenancy for yourself.

You will continue to be responsible for the house's ongoing taxes, structural maintenance and upkeep. Also, we mutually agree up front about what we will do if you no longer wish to live in the house after you have donated it to The American College of Financial Services, or if you become physically unable to continue living there. Your gift will provide you with a charitable income tax deduction, based on the fair market value of your house minus the present value of the life tenancy you have retained.

planning points



- ✓ With all gifts of real estate, we must review and approve the transfer.
- ✓ You will need to secure a qualified appraisal of your home to establish its value for the deduction.
- ✓ If there is a mortgage or a lien on your home, it will complicate the transfer to us and could result in taxable income to you.

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Is This Gift For You?

A retained life estate is for you if:

- You want to use your residence to make a gift to The American College of Financial Services, but don't want to move out.
- You are willing to deed your primary home, vacation property, or farm to The American College of Financial Services, if you can continue to live there rent-free.
- You can continue to maintain your home.
- Your home is not subject to a mortgage or other obligations.

Your exact benefits will depend on the value of property you are contributing, its condition, your age, and other factors. Let us show you how you can take advantage of a retained life estate.

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