

## GIFT OF LIFE ESTATE

If you own real estate, whether it is your home, cabin, farm or vacation property, you may wish to make a charitable gift while retaining use of the real estate in your lifetime.

InFaith Community Foundation can help you identify charitable giving options that meet your estate planning goals. Through this giving option, you can continue to use or rent the property during your lifetime, receive a charitable income tax deduction and ultimately support your favorite charities or causes.

Through a gift of life estate, you deed your property to InFaith. The deed states you, the donor, retain the right to use the property during your lifetime. You also enter into a life estate agreement with InFaith that spells out responsibilities for the property. Upon your death, InFaith takes immediate possession of the property and it does not go through probate. InFaith then sells the property and the net proceeds are directed to your donor advised fund to support the charities and causes that mean the most to you. *Gift Minimum: \$200,000.*

### BENEFITS OF GIVING

**Support Favorite Charities or Causes.** Proceeds from the sale of your property are directed to your donor advised fund at InFaith, where it's invested and managed to provide ongoing support to your recommended charities or causes.

**Giving Flexibility.** During your lifetime you may use the property for personal use or rent the property to generate income. If you determine that you no longer wish to use the property, you can: 1) arrange for a joint sale of the property with InFaith and receive a portion of proceeds equal to the value of your remaining life estate interest; or 2) deed your remaining life estate interest to InFaith and receive an additional income tax deduction for that gift.

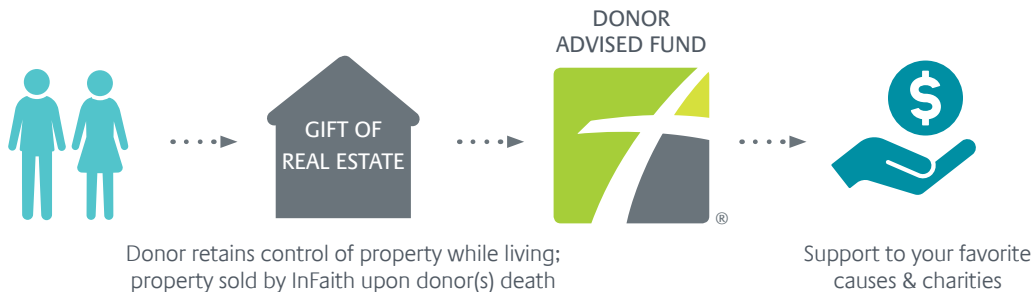
**Reduce Taxes.** You receive an immediate charitable income tax deduction for a portion of the appraised value. For federal income tax purposes, you may deduct up to 30% of your adjusted gross income in the year of your gift. Any unused charitable deductions can be carried over for an additional five years.

**Lower Estate Taxes.** By making a life estate gift, you'll reduce the size of your estate and possibly your tax liability.

**Avoid Probate.** The property given is not subject to probate.

**Ease of Transfer.** InFaith will coordinate the sale of the property upon your death. The personal representative of your estate will not need to deal with selling the property.

### HOW IT WORKS



### FOR MORE INFORMATION

For more information, call InFaith Community Foundation at 800.365.4172 or visit [inFaithFound.org](http://inFaithFound.org). We can assist you by providing a personalized illustration that describes income and tax benefits you could receive. There is no charge and you are under no obligation.

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**inFaith** COMMUNITY FOUNDATION®

## DONOR STORY

**The Donors.** A couple with a lake cabin have three adult children who no longer live in the area and have no future interest in using the cabin.

**Their Gift.** The donors gave their lake cabin to InFaith, reserving a life estate for their lifetimes. They received an immediate income tax deduction and will continue to use and maintain the cabin while living. They now have the peace of mind that when they die, their cabin will not be included in their estate and not go through probate. When InFaith eventually sells the property, proceeds will go to their donor advised fund to provide support to the donors' favorite charities.

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*Donors must itemize deductions to receive a charitable income tax deduction.*

*Charitable giving can result in significant tax, legal and financial consequences. InFaith Community Foundation does not provide accounting or tax advice. Consult with your attorney or tax professional. According to the Uniform Prudent Management of Institutional Funds Act (UPMIFA), be advised that distributions from the endowment fund may include principal as well as earnings from time to time.*

*To ensure compliance with IRS requirements, be aware that any U.S. federal tax advice that may be contained in this document is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing and recommending to another party any transaction or matter addressed herein..*



InFaith Community Foundation is a national charity with a mission to serve donors, spread joy and change lives. Through InFaith, giving is customized to each donor's charitable interests and financial circumstances. InFaith is a proven steward of these gifts, earning consistently high ratings from Charity Navigator and GuideStar for sound fiscal management, transparency and commitment to excellence. Together with donors, InFaith grants millions of dollars annually to charities serving local, national and global communities. To learn more, visit [inFaithFound.org](http://inFaithFound.org).



Spreading Joy. Changing Lives.®

### WE OFFER

- Donor advised funds, collaborative funds and organizational endowments
- Full range of giving options, from simple to complex
- Flexibility to give to any charity
- Maximum tax benefits based on when and how charitable gifts are made
- Donor-centered services including online access and family and women's giving resources
- Mission-based investment options for charitable assets