

# Section 121 Home Sale Strategy Template

## 1. Home Purchase Details

- Date Purchased: \_\_\_\_\_
- Purchase Price: \$ \_\_\_\_\_
- List of Major Improvements (and Costs): \_\_\_\_\_
- \_\_\_\_\_

## 2. Residency Timeline

- Dates Lived In Home (Month/Year - Month/Year): \_\_\_\_\_
- Dates Rented Out or Vacant: \_\_\_\_\_

## 3. Projected Sale Info

- Expected Sale Date: \_\_\_\_\_
- Expected Sale Price: \$ \_\_\_\_\_
- Estimated Profit (Sale Price - Purchase Price - Improvements): \$ \_\_\_\_\_

## 4. Section 121 Qualification Check

- Have you lived in the home for at least 2 of the last 5 years? Yes / No
- Have you used the Section 121 exclusion in the last 2 years? Yes / No
- If needed, how many more months do you need to live in the home? \_\_\_\_\_

## 5. Action Steps Before Selling

- Talk to a tax advisor or strategist.
- Confirm Section 121 eligibility based on your dates and profit.
- Prepare documentation of ownership, residency, and improvements.
- Get the home ready for listing or sale.

## Final Notes

- Using this template ensures you're making a smart, strategic decision.
- Section 121 can save you tens or hundreds of thousands - don't miss it.