

## WE CAN HELP

I have reviewed this brochure and:

- I would like to talk to someone about using my home for a charitable gift.
- I would like to receive information about other charitable tax-planning options.
- I would like to sign up for your free e-newsletter.

The best way to contact me is:

- Email  Mail  Telephone

Name \_\_\_\_\_

Street \_\_\_\_\_

City \_\_\_\_\_

State/Zip \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

(All inquiries are treated with complete confidentiality.)

Please complete this form and either send to **lfink@akroncf.org** or mail to:

Akron Community Foundation  
Attn: Laura Fink  
345 W. Cedar St.  
Akron, OH 44307

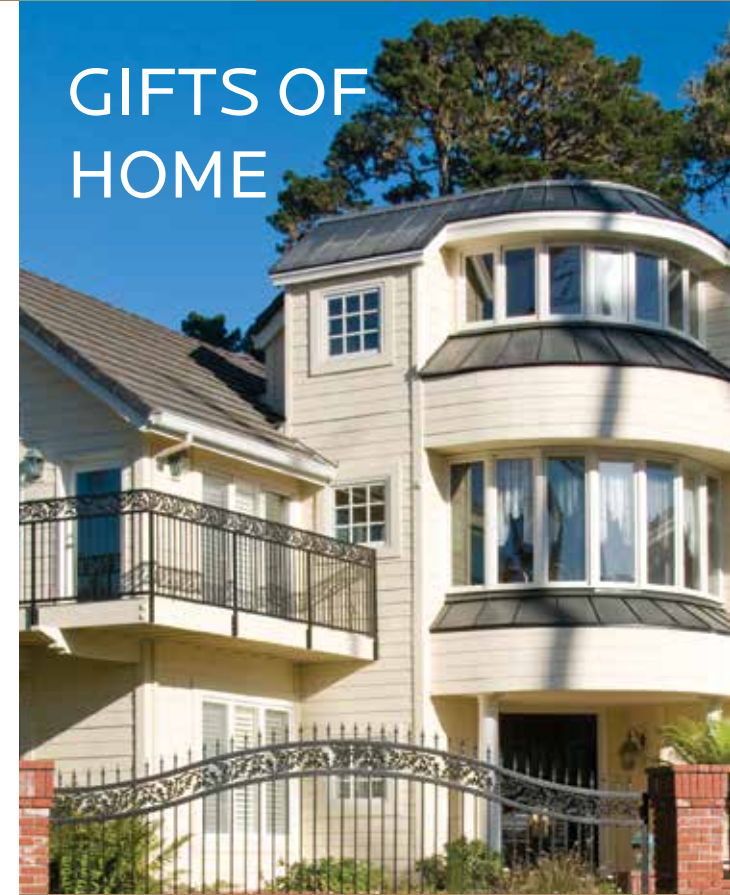
## WHY AKRON COMMUNITY FOUNDATION


At Akron Community Foundation, our business is helping you give efficiently, effectively and meaningfully to your favorite causes and charities. You choose the cause or nonprofit. We make sure your charitable gifts reach your targets, whatever they are. By establishing a fund at Akron Community Foundation, you and your family can support activities right here in greater Akron, or at any 501(c)(3) nonprofit in the nation.

With six structured charitable fund options — from popular donor-advised funds to scholarship funds — you can give in the way that makes sense for your charitable dreams. Do you want to give to specific organizations? You can do that. Do you want your family to be involved in the grant-making decisions? We can make that possible, too.

Let us help you establish your charitable legacy in a way that makes the most sense for you and your loved ones. Call your professional advisor today to discuss your options. Or, you can contact us directly at 330-376-8522 or [www.akroncf.org](http://www.akroncf.org).

## GIFTS OF HOME



 The many ways of making a difference with your home.



Enriching lives since 1955

## ▶ YOUR HOME: 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 charity and receive income and tax benefits. Let's look at ways to plan for your future and also make a gift to charity using your home. If you have questions about any of these plans, please call us at 330-376-8522. We'll help you select the plan that is right for you.



Susan and Kevin were looking for a way to avoid paying taxes on the sale of their home. Akron Community Foundation offered to purchase the home at a discount. They received a charitable deduction for the difference, which offset the capital gains tax due upon the sale.

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.

## ▶ CASH OR INCOME

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 to charity.

### TAX-FREE SALE IN A TRUST

Did you know 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 be used charitably.

### 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 us 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 us 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 charity 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 charity. After consulting with her advisor, Julie decided to set up a life estate. Julie enjoyed a charitable deduction for deeding her home to the community foundation and loved the fact that she could remain at home.