

**State of New Jersey  
Nonresident Seller's Tax  
Prepayment Receipt**

(Print or Type)

**Seller's Information**

Name(s)

Current Street Address

City, Town, Post Office

State

ZIP Code

**Property Information (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

Street Address

City, Town, Post Office

State

ZIP Code

Seller's Percentage of Ownership

Total Consideration

Seller's Share of Consideration

Closing Date

**Seller's Declaration**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct, and complete. By checking this box  I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature (Seller)

\_\_\_\_\_  
Indicate if Power of Attorney or Attorney in Fact

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature (Seller)

\_\_\_\_\_  
Indicate if Power of Attorney or Attorney in Fact

By affixing the Seal of the Director, Division of  
Taxation, I hereby certify that on

\_\_\_\_\_  
(Date)

payment was received from the seller listed above, in  
an amount as required under N.J.S.A. 54A:8-9, but  
not less than 2% of the consideration price stated above.

## Prepayment Receipt Instructions

If this form is not completed in its entirety, the county clerk will not record the deed.

Nonresident individuals, estates, or trusts must complete this form if they are selling or transferring property in New Jersey and want to prepay the estimated tax.

The seller must complete the GIT/REP-2 and the NJ-1040-ES GIT/REP-1 estimated tax voucher (located at the bottom of Form GIT/REP-1) and submit them, along with the associated payment, to the Division of Taxation in person at one of the Division's Regional Information Centers prior to the closing. A Division employee will stamp the original with the Director's Seal.

The seller must give the stamped original prepayment receipt to the settlement agent (usually the buyer or the buyer's attorney) at closing. The seller should keep a copy for their own records.

**Name(s).** Enter the name of the seller. If there is more than one seller, each must complete a separate form unless they are a married/civil union couple that files their Income Tax returns jointly.

**Address.** Enter the seller's primary residence or place of business. Do not use the address of the property being sold. The seller is considered a nonresident unless a new residence (permanent place of abode, domicile) has been established in New Jersey and the new residence is listed here. Part-year residents are considered nonresidents.

**Property Information.** Enter the information listed on the deed of the property being sold. Enter the seller's percentage of ownership, the total consideration for the transaction, the seller's share of that consideration, and the closing date.

**Consideration.** "Consideration" means, in the case of any deed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements, or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or that is assumed and agreed to be paid by the grantee and any other lien or encumbrance not paid, satisfied, or removed in connection with the transfer of title. If there is more than one owner, indicate the seller's portion of the total consideration received. If the total consideration for the property is \$1,000 or less, complete the Seller's Residency Certification/Exemption Form GIT/REP-3 and check box 6 under Seller's Assurances.

**Signature.** The seller must sign and date the Seller's Declaration. If the seller has appointed a representative who is signing the Seller's Declaration on their behalf, either the Power of Attorney executed by the seller must have been previously recorded or recorded with the deed to which this form is attached, or a letter signed by the seller granting authority to the representative to sign this form must be attached.

**Estimated Tax Payment.** The amount of the estimated tax payment is determined by multiplying the gain from the sale of the property by the highest Gross Income Tax rate (10.75%). In the case of estates and trusts, the gain is determined without taking into consideration any distributions made to the beneficiaries during the tax year. The estimated payment cannot be less than 2% of the consideration received for the sale. Payment must be made by check or money order payable to the State of New Jersey – Division of Taxation.

**Settlement Agent.** The settlement agent must file the stamped original Prepayment Receipt and deed with the appropriate county clerk for recording. If the settlement agent does not submit the **stamped original** with the deed, the county clerk will not record the deed.

**County Clerk.** The county clerk will attach the Prepayment Receipt form to the deed when it is recorded.