

Using Your
**Home
for Good**



Realize
Your Goals
with a Gift of
Your Home

Mount 
Saint Mary's
University
LOS ANGELES

100
UNSTOPPABLE
YEARS

Your Home Can Help You Achieve Your Goals

Your home can be a valuable resource to help you achieve your personal, financial and philanthropic goals. Here are a few ways you can plan with your home and benefit:

- If you no longer need to live in your home, you can transfer it to a charitable remainder trust and receive regular income from the trust.
- If you want to continue to live in the home and are interested in secure, lifetime fixed payments for you or a loved one, consider a charitable gift annuity with a life estate.
- If you are interested in tax savings and up-front cash, you can sell your home to us through a bargain sale.

Have you thought about how your home fits into your future plans? You might be surprised at the number of ways your home can be used to provide for the people and causes you care about.

If you simply want to benefit our cause, select our organization as the beneficiary of your home in your will or trust. It reduces the value of your estate for estate tax purposes, and you can live in your home for the rest of your life.



Charitable Gift Annuity and Charitable Remainder Trust

Make a Gift and Receive Lifetime Security

When you use your home to fund a charitable life income plan, such as a charitable gift annuity or charitable remainder trust, you can achieve the following benefits:

- An income tax deduction today
- Payments to you for life
- A tax-free sale of your home

Bargain Sale: Sell Your Home for Cash and Tax Savings

If you want or need cash from the sale of your home but would also like to help our cause, consider a bargain sale. When you sell your home to us at a bargain price, you can receive the following benefits:

- An income tax deduction for the difference between the appraisal value and agreed sales price.
- A reduction of any capital gains tax that may be due.
- Relief from the hassle of finding a buyer.

There are a variety of ways to use your home to accomplish your goals. We can help you select the right plan that allows you to continue living in your home or generate income by selling or transferring the home in tax and income-advantaged ways.

For even more benefits, consider a sale and unitrust. You can transfer a portion of your property to fund a charitable remainder unitrust. When the property sells, you receive cash, income from the unitrust for life and a charitable income tax deduction.

Life Estate: Stay in Your Home and Fulfill Your Philanthropic Goals

With a charitable life estate, you can make a gift of your home to us this year and continue to live in your home for the rest of your life. Here is how it works:

- Deed your home to us.
- Retain the right to remain living in your home for as long as you live.
- Receive an income tax deduction today.

Definitions

Bargain Sale

The sale of an asset to a charity for a price that is less than fair market value. The donor receives cash and is allowed to take a charitable income tax deduction for the difference between the fair market value and the cash amount received.

Life Estate Reserved

A charitable gift that involves the donor transferring his or her home, farm or ranch to charity while reserving the right to live there for life. The donor receives a deduction based on the value transferred to charity.



We Can Help!

Please contact us if you have questions about the benefits of giving your home. We can provide you with a free illustration of how you can use your home for good and achieve your goals.

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