

Assurances of the Qualified Intermediary

When selecting a Qualified Intermediary, the Exchanger must feel confident that their Qualified Intermediary is a professional company with the requisite expertise, skill, and commitment to provide quality service and security of the exchange funds. **Investment Property Exchange Services, Inc. (IPX1031[®])** is sensitive to these concerns. Through our national network of offices, IPX1031[®] has developed a reputation throughout the industry as the leader in IRC §1031 Qualified Intermediary services.

Security

Exchangers must feel confident that exchange funds will be safe and available for the successful conclusion of their exchange. IPX1031[®] is able to offer the highest level of safety and security of the exchange funds, including the following:

- IPX1031[®] is a wholly owned subsidiary of Fidelity National Financial, Inc. (NYSE:FNF), a Fortune 500 company and a leading provider of title and specialty insurance, claims management, information services and other real estate related services. FNF is the nation's largest provider of title insurance through its title insurance underwriters Fidelity National Title, Chicago Title, Commonwealth Land Title, Lawyers Title, Ticor Title, Security Union Title and Alamo Title. More information about FNF can be found at www.fnf.com.
- \$100 million in Fidelity Bond coverage.
- A \$50 million third party corporate performance guarantee.
- \$30 million in Professional Liability Insurance.
- All exchange funds are separately identified to each exchange account through a sub-accounting banking system which is reconciled regularly by our banking department as well as our corporate parent.
- Annual audits by external auditors in addition to semi-annual internal audits.

Expertise

We have exceptional technical expertise and practical experience gleaned from many years of helping Exchangers defer capital gain taxes.

- Our regional attorney managers and experienced processing staff have the expertise to structure and manage the most challenging real and personal property exchange transactions, including delayed, simultaneous, improvement, reverse, foreclosure, and workout exchanges.
- IPX1031[®] facilitates thousands of tax deferred exchange transactions each year.

Service

Our innovative techniques in structuring exchanges, combined with the expertise of our professionals, allow us to provide Exchangers with superior service.

- As a member of the Federation of Exchange Accommodators, IPX1031[®] is informed of any new developments in the field and participates in proposing new legislation for tax deferred exchanges and the Qualified Intermediary industry.
- We have an unflagging commitment to the Exchanger to provide quality service and superior documentation.

Brief Exchanges

Investment Property Exchange Services, Inc. cannot provide advice regarding specific tax consequences. Investors considering an IRC §1031 tax deferred exchange should seek the counsel of their accountant and attorney to obtain professional and legal advice. © 2009 Investment Property Exchange Services, Inc.