Alameda County Community Food Bank

Retained Life Estate

Did you know you can donate your home, get a deduction, and still live in it for the rest of your life? Yes, it's true.

This brochure contains general gift, estate, and financial planning information for educational purposes. It does not provide legal or tax advice. For advice or assistance on specific gifts and decisions please consult an attorney or other professional advisors.
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You have always loved your home and have no plans to move. It has appreciated significantly since you bought it, and today it is the largest asset in your estate. You are considering a gift to Alameda County Community Food Bank but cannot locate an asset that you can part with comfortably.

With a Retained Life Estate you can donate your house to us, and you and your spouse can live in the house for the rest of your lives.

This gift arrangement allows you to donate your personal residence (such as a primary home, vacation property, or farm) while retaining the right to live on and use the property. When you make the gift, you keep the right to use the property for the rest of your life, a term of years, or a combination of the two.

In exchange for a gift of your remainder in the property, you receive an income tax reduction.

This creative gift plan transfers ownership of your house to Alameda County Community Food Bank but reserves a lifetime tenancy to you. You can make a significant gift to us with the most valuable asset you hold, yet not disturb your living arrangements or your cash flow.

How does a Retained Life Estate Work?

You deed the residence to Alameda County Community Food Bank, reserving the life tenancy for yourself.

You will continue to be responsible for the house's ongoing taxes, structural maintenance and upkeep. Also, we mutually agree up front about what we will do if you no longer wish to live in the house after you have donated it to Alameda County Community Food Bank, or if you become physically unable to continue living there. Your gift will provide you with a charitable income tax deduction, based on the fair market value of your house minus the present value of the life tenancy you have retained.

- With all gifts of real estate, we must review and approve the transfer.

- You will need to secure a qualified appraisal of your home to establish its value for the deduction.

- If there is a mortgage or lien on your home, it will complicate the transfer to us and could result in taxable income to you.

Planning Points:

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Is This Gift For You?

A retained life estate is for you if:

- You want to use your residence to make a gift to Alameda County Community Food Bank, but don't want to move out.
- You are willing to deed your primary home, vacation property, or farm to Alameda County Community Food Bank, if you can continue to live there rent-free.
- You can continue to maintain your home.
- Your home is not subject to a mortgage or other obligations.

Your exact benefits will depend on the value of property you are contributing, its condition, your age, and other factors. Let us show you how you can take advantage of a retained life estate.

Contact Information

Planning your estate and legacy for future generations including your charitable interests takes careful evaluation. Consulting with the appropriate professionals can assist you. Discussing your charitable intentions with us can lead to a much better result than going it alone — and will ensure that your gift is used just as you wish. We can provide valuable information about any of the creative giving techniques mentioned in these planned giving pages.

Act now to take the steps that you need to do to be a good steward of the resources you intend to leave behind. You can contact us below, or use our request for information form on our website to get more information.

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COMMUNITY
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