

# Universal American Accounting *corp.*

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Purchasing, owning and selling a property in the United States brings with it several tax obligations, just like anywhere else in the world. It can be very daunting to the average person to learn of these obligations, not to mention frightening and confusing. Here at Universal American Accounting we hope we are able to ease the burden by offering the following services.

1. We specialize in the preparation of U.S. Tax Returns for Foreign Investors. As a property owner, receiving rental income you are liable to file a tax return. This is based on income received in the previous calendar year between January and December. A US tax return must be filed by June 15th for the previous year.
2. We also help you to obtain a Tax Identification number from the Internal Revenue Service (IRS). A foreign investor is not eligible to receive a social security number, but without a Tax Identification number you cannot file your tax return.
3. There is a tax in the US on the assets of your property, such as appliances and furniture. This is called a Tangible Tax and we are able to file your return for you which is due by April 1st each year.
4. Another area of our expertise comes into play when you sell your investment property. We are able to prepare withholding documents for you so that funds are not withheld at the closing table. If time constraints do not prevent this from happening then we are able to help you to apply for an early refund by filing the appropriate documents.

Sincerely,

Universal American Accounting