



## What is the Seller Certification of Non-Foreign Status and why do I need to fill it out?

The following form is now being required in Wisconsin if you are using the Wisconsin WB-11 Residential Offer to Purchase with an effective date of 1/1/2020.

This is to certify that you are not a Foreign Individual selling U S Real Estate \*

This form must be returned to Wisconsin Title Closing Services, the Settlement Agent, if it has been designated as the Qualified Substitute, at least **15 days prior to the scheduled closing of the sale of your property.**

You can return the form to Wisconsin Title Closing in one of 4 ways –

- ▶ Fill out, scan, and attach the form to the SECURE email in the manner it was received
- ▶ Mail the completed form to Wisconsin Title Closing Service  
1714 Paramount Dr P O Box 618  
Waukesha WI 53187
- ▶ Drop it off at our office at the Paramount Drive address
- ▶ Fax it to 262-542-4796

**PLEASE KEEP IN MIND THAT THE FORM MUST BE COMPLETED IN ITS ENTIRETY IN ORDER TO BE ACCEPTED BY OUR OFFICE**

\* (FIRPTA, as it is called, is **The Foreign Investment in Real Property Tax Act of 1980** - a United States tax law enacted as part of the Omnibus Reconciliation Act of 1980)

**Wisconsin Title, Closing & Credit Services**  
800-242-2177 ♦ [info@wititle.com](mailto:info@wititle.com) ♦ [www.wititle.com](http://www.wititle.com)  
Serving Wisconsin, Minnesota & Florida

**Waukesha ♦ 262-542-1700**  
1716 Paramount Drive  
Waukesha, WI 53186

**Racine ♦ 262-542-1700**  
7200 Washington Ave., Suite 100-1  
Racine, WI 53406