Give Your Home, But Live There for Life:

Many of our supporters can't imagine living anywhere else but their current homes. Many would also love to make a major gift to Make-A-Wish®Orange County and the Inland Empire but don't have the means to make such a gift today. If this sounds like you, you may want to consider a charitable giving arrangement called a retained life estate.

How It Works

With a retained life estate, you deed a personal residence or farm to Make-A-Wish Orange County and the Inland Empirenow. You retain the right to occupy the home for life and continue to pay real estate taxes, maintenance fees and insurance on the property. In addition, you can later decide to rent your home or make improvements to it. After your lifetime—and the lifetime of your spouse or another person you choose to retain rights to live in the home—we take possession of the property.

YOU

1. You transfer the future in your property via deed

2. Receive an income tax deduction and remain in your home for life

Make-A-Wish® Orange County and the Inland Empire

How You Benefit

- You get the satisfaction of using your home to make a significant gift to Make-A-Wish Orange County and the Inland Empirewhile retaining the right to live there for life.
- You qualify for a sizable income tax deduction in the year the gift is made. The amount of your tax deduction is based, in part, on your age and the value of the property.
- You can immediately deduct the amount of your gift up to 30 percent of your adjusted gross income and carry over any unused deduction for up to five additional years.
- The gift isn't subject to capital gains tax.
- The property gift eliminates federal estate tax as long as the life estate was created for you and/or your spouse.
- If at any point you no longer wish to occupy the property, you can rent it to provide you with an additional source of income. Or, you can give Make-A-Wish Orange County and the Inland Empirethe right to use the property for the rest of your life. This will provide you with yet another tax deduction.

Example
Ellen, 78, a widow, deeds her home to a qualified charitable organization, though she plans to live there for the rest of her life. The fair market value of the property is $200,000 (the house: $160,000 and the land: $40,000). Based on Ellen's age and the value of her house, her accountant determines her income tax deduction to be more than $154,000.[1] After Ellen's lifetime, the organization takes possession of the property.