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How to Complete a Gift Letter

Gift of Funds for a Nevada Home Purchase

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR NEVADA GIFT LETTER.

About this form. Lenders require a gift letter confirming down payment money is a true gift that never has to be repaid. Use your lender's form if it has one.

1. **Check donor rules**
   Loan programs limit who may give.
2. **Fill in donor and borrower**
   Full names.
3. **Enter amount and transfer**
   Exact figures.
4. **Keep a paper trail**
   Bank statements for both sides.
5. **Give it to your lender**
   With the bank records.
6. **Sign before a Nevada notary**
   Do **not** sign ahead of time. Bring a current government-issued photo ID. Our Nevada-commissioned notaries come to you.

Good to Know

- Large gifts may require a gift tax return.
- A loan must not be called a gift.
- Keep copies.

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Nevada-Commissioned Notaries

SCAN TO BOOK

Questions about this document? Talk to an attorney. Gavrilov & Brooks Law Firm has attorneys licensed in Nevada, California, and other states. Phone and video consultations are available. **(916) 504-0529** · **www.gavrilovlaw.com**

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YOUR FORM BEGINS ON THE NEXT PAGE

GIFT LETTER

Gift of Funds for a Home Purchase or Refinance — Nevada

Donor:

(donor name) (relationship to borrower)

(address) (phone)

Borrower(s):

(names)

Property:

(address)

Gift:

Amount $ Transfer date Method

Source bank / institution

DONOR'S CERTIFICATION: This is a bona fide gift. There is no obligation, expressed or implied, to repay it. The funds are my own and did not come from anyone with an interest in the sale or financing of the property. I will provide records of the transfer if requested. Knowingly making a false statement to obtain a loan may be a federal crime.

Dated: _____

(signature of donor) (signature of borrower)

(printed name) (printed name)

Sign in front of the notary public, who will complete the acknowledgment on the next page.

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CERTIFICATE OF ACKNOWLEDGMENT

(Nevada Revised Statutes Section 240.166)

State of Nevada)

County of _____)

This instrument was acknowledged before me on _____ by

(date)

_____ .

(name(s) of person(s))

_____

(Signature of notarial officer)

_____

(Title and rank (optional))

(Seal, if any)

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