

## Phoenix Real Estate- Accountants for Canadians

When a property is sold by a non-resident or a non-resident is receiving rental income, a tax return must be filed to the IRS following the end of a taxation year.

The Lavine Team have a personal accountant that not only files their personal tax return reporting their worldly income, he also files tax returns for dozens of Canadians and other non-residents. His rates are reasonable and he is knowledgeable. To consult, here is his contact info:

**Eric L Hayes, CPA, CVA**

**Seely, Mullins & Associates, P.C**

**7141 N 51<sup>st</sup> Avenue, Ste. C, Glendale, AZ, 85301**

**Office: 623-939-7581, ext 236**

**Email: [eric@seelymullins.com](mailto:eric@seelymullins.com)**

Some non-residents could have questions to ask of an accountant more complex in nature that requires the expertise of a cross-border tax accountant. Here are a couple in Alberta to consult. Other provinces will have experts as well and by googling....cross-border tax accountant "your city's name", there will be a variety of results for you to explore.

**Alanna Caplan CGA, CPA (U.S.)**

**A Caplan Professional Corporation International Tax Services**

**200 – 638 11th Ave SW, Calgary, AB, T2R0E2**

**Email: [Alanna@taxinternational.ca](mailto:Alanna@taxinternational.ca)**

**Cell: 403-613-3055 , Office: 403-237-8586**

**Website: [www.taxinternational.ca](http://www.taxinternational.ca)**

**Keats Connelly, ULC**

**2800, 715-5th Avenue SW**

**Calgary, AB T2P 2X6 Canada**

**Office: 403-290-0026 or Toll free: 1-800-678-5007**

**Website: [www.keatsconnelly.ca](http://www.keatsconnelly.ca)**

If we know in advance that the sale is going to require 10% of the sale price to be forwarded to the IRS until a tax return gets filed, seller(s) can contact Mary-Heather Styles with Transatlantic Tax Inc or another firm with cross border expertise in FIRPTA (Foreign Investment Real Property Tax Act). An example of 'knowing in advance' is: if a property sells for over \$300000 OR if the buyer does not intend to use the home as a personal residence.

Mary-Heather can prepare all of the necessary documents including the 1040NR tax return and W7 form to acquire an International Taxpayer Identification Number (ITIN) for each seller. If Mary-Heather or a comparable professional does this service for you, the escrow officer can hold the funds in escrow until the IRS responds back with the amount that they require to satisfy the tax withholding requirement. There will be a fee for this service that will be higher than simply using an accountant like Eric Hayes after the end of the taxation year to file a return and assist to get ITINs, but it could have some value to the buyer to free up the balance of what could have been withheld and sent to the IRS and negate the need to wait perhaps several months for the tax refund.

Here is Mary Heather's contact info to consult with her:

**Mary- Heather Styles**  
**Transatlantic Tax Inc.**  
**1717 East Morten Ave Suite 180, Phoenix AZ 85020**  
**Email: [mhstyles@transatlantictax.com](mailto:mhstyles@transatlantictax.com)**  
**Office: 602-845-1420, Cell: 602-471-7801**  
**Website: [www.transatlantictax.com](http://www.transatlantictax.com)**

