

**To:** jeffrey E.[jeevacation@gmail.com]  
**From:** Richard Joslin  
**Sent:** Tue 6/24/2014 11:25:13 PM  
**Subject:** Fwd: Question

I sent this to EA. Fyi

Begin forwarded message:

**From:** Eileen Alexanderson <[REDACTED]>  
**Date:** June 24, 2014 at 7:19:32 PM EDT  
**To:** Richard Joslin <[REDACTED]>  
**Subject:** RE: Question

Thanks and have a good night.

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**From:** Richard Joslin  
**Sent:** Tuesday, June 24, 2014 7:19 PM  
**To:** Eileen Alexanderson  
**Subject:** Re: Question

Disregarded entities should use tax ID of the owner. Trusts can obtain their own EIN number notwithstanding grantor status. We have heard from JEE that using LLC does not limit liability. A trust could be used or a corporation. We can elect to treat LLC as a corporation and obtain a tax ID number. No harm if lease is held this way. Same result for cars.

On Jun 24, 2014, at 6:58 PM, "Eileen Alexanderson"  
<[REDACTED]> wrote:

Please advise re Jeffrey's comment below re use of separate tax id for the townhouse LLC.Thanks.

**From:** jeffrey E. [mailto:jeevacation@gmail.com]  
**Sent:** Tuesday, June 24, 2014 8:02 AM  
**To:** Eileen Alexanderson  
**Subject:** Re: Question

as long as the 7520 rules allow personal residence classification.

On Tue, Jun 24, 2014 at 7:59 AM, Eileen Alexanderson  
<[REDACTED]> wrote:

Thanks. An question re use of separate tax id for the townhouse LLC-yes?

**From:** jeffrey E. [mailto:jeevacation@gmail.com]

**Sent:** Tuesday, June 24, 2014 7:52 AM

**To:** Eileen Alexanderson

**Subject:** Re: Question

new llc , separeate one for cars

On Tue, Jun 24, 2014 at 7:25 AM, Eileen Alexanderson

<[REDACTED]> wrote:

Historically, the house couple that works for Leon and Debra at [REDACTED] have lived in the coop apt on 72nd St that Leon's Mom owned. That apartment is coming to Leon as part of her estate but the couple can no longer live there due to coop rules and apt will soon be listed for sale. Debra, working with a RE friend, has found another apt which is a condo to rent for the couple. Apt will be paid for by Leon and Debra. Question for you as I proceed to get a lease signed: I do not want lease in the couple's name b/c they will not make income check needed w/o guaranty and if they don't work out we will need the apt for their replacement. should we form a new LLC for this purpose? So far sounds like apt owner is ok with an LLC as party on lease and will take 2 or 3 months security rather than require a guaranty. Separately we spoke about an LLC for the cars. Could potentially use the LLC for both? Our existing LLCs that own property are pretty much all Trust owned. Leon's art are related. We formed a new LLC for the townhouse purchase(owned by the APO Trust). We could consider using that LLC since the couple are caretakers for that property but Leon and Debra are supposed to fund normal operating expenses while they live in the house so I would think we would put the lease in the name of that LLC and the fund monthly rent from house account. Need to decide this morn so we do not lose this apt. Please advise. Thanks.

Sent from my iPhone

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please note

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