



# Other Gifts

## Gifts of Life Insurance

You can make a significant gift to Southwestern Baptist Theological Seminary (SWBTS) even without a large estate. Life insurance allows you to leverage your resources to provide an extraordinary gift for SWBTS students.

You can donate your existing policy by making SWBTS the owner and receive an income tax deduction equal to the cash surrender value of the policy. You may also be able to use the cash value of your policy to fund a gift that delivers income, such as a deferred gift annuity.

There are two ways to give:

1. **SWBTS as beneficiary:** You can maintain ownership of your policy and name SWBTS as a beneficiary. This way, you maintain the flexibility to change beneficiaries if your situation changes.
2. **SWBTS as owner/beneficiary:** You can donate your fully paid policy to SWBTS. Gifts of policies that are not fully paid will normally be cashed out by the seminary, unless the donor is willing to make future premium payments, which are tax deductible.

Please contact your life insurance administrator to complete an updated designation of beneficiary form. If you choose to name SWBTS as beneficiary of your life insurance policy, please share your plans with us. Your plans will remain confidential, and we will be able to ensure that when the time comes, SWBTS understands and can abide by your intentions. To transfer ownership, contact us for assistance.

## Gifts of Real Estate (Residential, Commercial, Raw)

Imagine if you could make a gift to SWBTS, transfer the burden of managing a property, and remove a large asset from your taxable estate at the same time. You can donate a valuable asset in exchange for powerful tax benefits and possibly an income stream for you and/or your loved ones.

Residential, commercial, agricultural, or undeveloped real estate can be given to SWBTS. A real estate gift can be made outright or can fund a life income arrangement. Alternatively, SWBTS can purchase property from donors for a discounted amount (called Charitable Bargain Sales), or you can transfer the title of your home to SWBTS and reserve the right to continue to live there for the remainder of your life (Retained Life Estates).

As with other property gifts, you can claim a charitable deduction for the fair market value of real estate held for more than one year. Unlike tangible personal property, the real estate does not have to be related to your charitable purpose. SWBTS can sell the donated real estate immediately without jeopardizing your charitable deduction.

You can deed your home, vacation home, undeveloped property, or commercial building to SWBTS. You may continue to use the property rent-free, and then ownership passes to us when you no longer need it. The seminary may then use the property or sell it and use the proceeds.

- You receive an income tax deduction for the fair market value of the real estate.
- You pay no capital gains tax on the transfer.
- You can direct the proceeds from your gift to a specific program at the seminary.
- You are responsible to secure a qualified appraisal of the real estate to substantiate a claimed charitable deduction.



Due to tax and other considerations, property subject to a mortgage may not be suitable as a gift to SWBTS. Before accepting a gift of real estate, SWBTS must conduct due diligence on the property, including assessment of marketability and environmental concerns. Acceptance of a gift of real estate involves not only the SWBTS Development Office but also the Business and Financial Offices.

For more information about charitable reporting requirements please see IRS Form 8283 and 8282. We advise that you consult your financial advisory and/or tax attorney.

## **PODs & TODs – One of the Easiest Ways to Give to SWBTS**

You can make a gift that is immediately beneficial to SWBTS by donating personal property that will help us to continue and expand our mission while providing tax benefits to you. SWBTS may hold and display the property or use it in the furtherance of its mission. Or, SWBTS may sell the property at some point in the future and use the proceeds for its mission. This provides you an immediate income tax deduction for the appraised value of your gift and you pay no capital gains tax, so long as the gift can be used by SWBTS to carry out its mission.

## **Payable on Death (POD) or Transfer on Death (TOD) Accounts**

You can name SWBTS as the payee or transferee. This means that you can give your bank account, CD, or investment account to SWBTS by naming the seminary as payee or transferee upon your death.

This is a great way to give to SWBTS and still keep complete control of your bank account for life. You can place POD designation on bank accounts or certificates of deposit, or TOD designation on brokerage or investment accounts.

Be aware that individual state law governs these types of accounts, so ask your bank representative or investment advisor about how to name SWBTS as payee or transferee upon your death. If you choose to name SWBTS as payee or transferee, please contact us to share your plans. Your plans will remain confidential, and we will be able to ensure that when the time comes, SWBTS understands and can abide by your intentions.

## **Contact us for Assistance:**

Email: [giving@swbts.edu](mailto:giving@swbts.edu)

Phone: 817-921-8830

Office of Institutional Advancement  
Southwestern Baptist Theological Seminary  
P.O. Box 22500  
Fort Worth, Texas 76122