Real Estate Investment

Enclosed are the forms required to purchase real estate with American IRA, LLC. Upon receipt of all documents, in good order, funding will be sent within three (3) business days.

Step 1:
Contract/Earnest Money Package: Submit documents listed in Step 1 as one complete packet

- Submit an offer: Make sure the Buyer is listed as “New Vision Trust Custodian FBO (your name)(type of account)
  - Sign the contract as Buyer notating “Read and Approved” below your signature
- Complete Earnest Money Request Form: Submit Earnest money form and contract for payment
  *Upon receiving the Earnest money package we will sign as custodian*

Step 2:
Closing Package: Submit documents listed in Step 2 as one complete packet

- American IRA Real Estate Investment Form: Submit Real Estate Investment Form and supporting documents for closing
- To be prepared by Closing Agent prior to closing: with proper titling [New Vision Trust Custodian FBO (your name)(your account type)] and initialed by you as “Read and Approved” DO NOT SIGN DOCUMENTS AS BUYER
  - Copy of Deed
  - Copy of HUD-1 Settlement Statement/Closing Disclosure
  - Any other documents buyer is required to sign at closing
  - Wiring Instructions

Step 3:
Once you are ready to submit a package:

By Email: AllForms@AmericanIRA.com
By Fax: (828) 257-4948
By Mail: American IRA, LLC -135 Broad Street, Asheville NC 28801
  Overnight: American IRA, LLC -135 Broad Street, Asheville NC 28801

Please Ensure:

- Buyer Name: New Vision Trust Custodian FBO (your name)(your account type)
- Buyer Address: Your mailing address
- All documents must be initialed on every page as Read and approved or they cannot be processed
- All closing documents will be signed by a New Vision Trust Company and/or authorized signer

Need Help? Call 1-866-7500-IRA(472) and a client services representative will assist you today!
**Earnest Money Request**

### 1. Account Information

<table>
<thead>
<tr>
<th>Your Name:</th>
<th>Account Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Address:</td>
<td>Percentage of Ownership:</td>
</tr>
<tr>
<td>Contract Purchase Price:</td>
<td>Earnest Money Amount:</td>
</tr>
<tr>
<td>Due Diligence Amount: (if applicable)</td>
<td></td>
</tr>
</tbody>
</table>

How would you like this transaction processed?  
- [ ] Standard Processing (3 business days)  
- [ ] Express Processing (24 hours)  

($95 express fee) All documents must be received by noon or processing will be next business day.

**Copy of Contract/Purchase Agreement is attached**  (Required)

### 2. Funding Instructions

*Please send the funds via:*  
- [ ] Wire  
- [ ] ACH  
- [ ] CHECK

**For WIRE($30) or ACH($10) – Please complete the info below**

<table>
<thead>
<tr>
<th>Bank Name:</th>
<th>ABA Routing Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bank City and State:</td>
<td></td>
</tr>
<tr>
<td>Account Holder Name:</td>
<td>Account Number:</td>
</tr>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>City, State, Zip:</td>
<td></td>
</tr>
</tbody>
</table>

**For CHECK – Please complete the info below**

Make Check Payable To:

Mail Check to:

| Address: | |
| City, State, Zip: | |

Send Check Via:  
- [ ] Certified Mail ($10)  
- [ ] Overnight Mail ($20+shipping costs)  
- [ ] Certified Check ($50 includes overnight fee)

### 3. Signatures and Acknowledgement

Please note we will retain enough cash in your Custodial Account to maintain your minimum required balance, and to cover any investment-related fees or any unpaid fees before sending your requested amount. If there are insufficient funds to cover the minimum balance and/or fees, your request will be put on hold until sufficient funds are available.

I hereby acknowledge that I am solely responsible for the investment updates I am making. I hold harmless, protect and indemnify the Custodian and/or Administrator from and against any and all liabilities, losses, damages, expenses and charges that the Custodian and/or Administrator arising from and/or related to this investment.  

**NEITHER NEW VISION TRUST COMPANY, a state-chartered South Dakota Trust Company (“Custodian”) nor AMERICAN IRA, LLC, a North Carolina limited liability company (“Administrator”) have provided any legal or financial advice related to this or any other transaction(s) of my Custodial Account.**  

I further acknowledge that I am solely responsible for the success or failure of this investment. I hereby authorize the update of the asset(s) listed above for my Custodial Account.

By my signature below, I confirm that I have read and consent to the terms of this document and I further acknowledge that I have read and consent to the terms of the New Account Application, Custodial Agreement (Form 5305, 5305-A, 5305-RA, 5305-SA, 5305-SEP, 5305-C or 5305-EA, as application, “collectively referred to as “5305” or 401K Plan Agreement (“Sponsored Plan”) as applicable, Fee Schedule, Account Disclosure Statement and any other documents that govern my Custodial Account or Sponsored Plan, as such documents are currently written, or as they may be amended from time to time, (the “Documents”), which are incorporated by reference herein. (In the event of a conflict between the Documents and the 5305 and/or Sponsored Plan applicable to my Custodial Account, the 5305 or Sponsored Plan shall govern).

Print Name: _____________________________________  
Signature: _____________________________________  
Date: ____________________

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**Corporate Headquarters:** New Vision Trust Company, 401 E. 8th Street, Suite 200R, Sioux Falls, South Dakota 57103

**Rev. 04/18**
# Real Estate Investment Form

## 1 Account Information

<table>
<thead>
<tr>
<th>Your Name:</th>
<th>Account Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email Address:</td>
<td>Phone Number:</td>
</tr>
</tbody>
</table>

How would you like this transaction processed? ☐ Standard Processing (3 business days) ☐ Express Processing (24 hours) ($95 express fee) All documents must be received by noon or processing will be next business day.

## 2 Property Details

<table>
<thead>
<tr>
<th>Address of Property:</th>
<th>City, State, Zip:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contract Purchase Price:</td>
<td>Percentage of Ownership:</td>
</tr>
</tbody>
</table>

Will the property be mortgaged? ☐ Yes ☐ No

*Any mortgage on a Custodial Account owned property must be non-recourse and may subject the Custodial Account to Unrelated Debt Financed Income Tax. For more information consult your tax professional or review IRS publication 598.

## 3 Title Company/Escrow Agent/Attorney

<table>
<thead>
<tr>
<th>Company Name:</th>
<th>Contact Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phone:</td>
<td>Fax:</td>
</tr>
<tr>
<td>Contact Email:</td>
<td></td>
</tr>
</tbody>
</table>

[Initial] Insurance: I understand it is my responsibility to obtain any necessary insurance coverage on my investment and/or collateral. I understand Custodian and/or Administrator will not obtain any insurance coverage, including, but not limited to, title, casualty or liability, on my behalf and I understand the risks associated with not obtaining adequate insurance coverage. If insurance is elected, titling must be in the name of the custodial account. I understand it is my responsibility to ensure proper recording is done regardless of whether funds are sent through a title company/closing agent or directly to the borrower.

## 4 Expense and Property Manager Acknowledgement

[Initial] A property manager is not required for your Custodial Accounts owned property; however, it is recommended to name a third party manager should there be a need for immediate payment or repairs, which you and any disqualified party are personally prohibited from providing. This third party manager can provide immediate payment and be reimbursed from the Custodial Account with appropriate authorization and applicable invoice. The account owner and any disqualified parties CANNOT pay for any expenses nor can such parties be reimbursed for any expenses paid personally on behalf of the Custodial Account. All expenses incurred by the Custodial Accounts owned property must be paid by the Custodial Account based on the percentage of ownership. In order for the Custodian and/or Administrator to pay expenses related to this property we must receive an invoice and have appropriate authorization. All income generated by the property must be paid directly to the Custodial Account and accompanied by a deposit slip. THE CUSTODIAL ACCOUNT OWNER CANNOT DEPOSIT INCOME GENERATED BY THE CUSTODIAL ACCOUNT OWNED PROPERTY INTO A PERSONAL OR BUSINESS ACCOUNT.

Who will manage this property? ☐ Account Holder ☐ Third Party (Complete Below)

<table>
<thead>
<tr>
<th>Name:</th>
<th>Phone Number:</th>
</tr>
</thead>
</table>

## 5 Funding Instructions (Wire required for all Real Estate Closings)

<table>
<thead>
<tr>
<th>Bank Name:</th>
<th>Routing Number: (must be 9 digits)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bank Address:</td>
<td>City/State:</td>
</tr>
<tr>
<td>Name on Bank Account:</td>
<td>Bank Account Number:</td>
</tr>
<tr>
<td>Address of Bank Account Holder:</td>
<td>City/State:</td>
</tr>
</tbody>
</table>

For Further Credit To:

Please note we will retain enough cash in your Custodial Account to maintain your minimum required balance, and to cover any investment-related fees or any unpaid fees before sending your requested amount. If there are insufficient funds to cover the minimum balance and/or fees, your request will be put on hold until sufficient funds are available.
By my signature below, I confirm that I have read and consent to the terms of this document and I further acknowledge that I have read and consent to the terms of the New Account Application, Custodial Agreement (Form 5305, 5305-A, 5305-RA, 5305-SA, 5305-SEP, 5305-C or 5305-EA), as application, “collectively referred to as “5305” or 401K Plan Agreement (“Sponsored Plan”) as applicable, Fee Schedule, Account Disclosure Statement and any other documents that govern my Custodial Account or Sponsored Plan, as such documents are currently written, or as they may be amended from time to time, (the “Documents”), which are incorporated by reference herein. In the event of a conflict between the Documents and the 5305 and/or Sponsored Plan applicable to my Custodial Account, the 5305 or Sponsored Plan shall govern.

Print Name: __________________________
Signature: __________________________ Date: __________________________