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 Company CFBO** (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 Company CFBO (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 Company CFBO (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!

American IRA
Self-Directed IRAs and 401Ks
135 Broad Street, Asheville, NC 28801
Phone: (828) 257-4949, Fax (828)257-4948
Email: AllForms@AmericanIRA.com

Earnest Money Request

NEW VISION TRUST COMPANY
Custodian,
A South Dakota Trust Company
401 E. 8th Street, Suite 200 R
Sioux Falls, SD 57103

1 Account Information

Your Name:		Account Number:
Property Address:		Percentage of Ownership:
Contract Purchase Price:	Earnest Money Amount:	Due Diligence Amount: (if applicable)

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 (\$5000 LIMIT) ☐ CHECK

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

☐ Wire Information from the closing agent attached DO NOT COMPLETE THIS SECTION IF ATTACHED	Bank Name:	ABA Routing Number:
	Bank City and State:	
	Account Holder Name:	Account Number:
	Address:	
	City, State, Zip:	

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.

I, as the Custodial Account Holder, confirm that this purchase does not include any illegal or impermissible investments under South Dakota, North Carolina or Federal law.

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).

Date: ____

Signature: ____ **Print Name:**____