



Real Control. Real Choice. Real **Wealth.**

Documents Required Prior to Funding Secured Notes

As the subject asset is to be held in an Individual Retirement Arrangement (IRA), the following instructions must be followed to ensure compliance with both regulatory requirements and RealTrust IRA Alternatives, LLC (RealTrust) policies. These instructions are designed to efficiently complete your transaction.

****Any delays or incomplete documentation may result in a delay of funding or closing.****

Documents Required Prior to Funding:

- Escrow Instructions & Settlement Statement (all signed by **IRA Client** as having been "Reviewed & Approved").
- Wire Transfer Instructions.
- Preliminary Title Report.
- Copies of signed Promissory Note & Deed of Trust (if applicable).
- Servicing Agreement (if applicable) with statement by the Servicer detailing the documents held and their location.
- Statement of Priority Position of Deed of Trust.
- Proof of hazard insurance showing Vestee as insured.
- RealTrust client to sign and return completed Asset Purchase Directive.

Documents Required At Close of Escrow:

- Closing Statement
- Copy of Deed of Trust, properly recorded and original Promissory Note
- Mortgagee's Policy of Title Insurance

All Vestings to Read:

RealTrust IRA Alternatives, LLC, a WA limited liability co., fbo (*Client name here*) IRA # (*client IRA/Plan # here*)
All investments will be vested using our Trust Tax ID 72-1578822 NOT the clients Social Security Number.

EXAMPLE of Signature Blocks:

(All documents required to be signed by the Lender **MUST** be signed by IRA Holder as having been "**Reviewed & Approved**" **PRIOR** to sending to RealTrust for signatures.)

Reviewed and Approved by:

By: _____ Date: _____
(*Client name here, IRA Holder*)

RealTrust IRA Alternatives, LLC, a WA limited liability company
Fbo (*Client name here*) IRA # (*Client IRA/Plan # here*)

By: _____ Date: _____
_____, Its: Authorized Signatory