

This is a PDF fillable form. To complete the form, click in an area and type.

For office use only:
Date: _____

I. Personal Information All information is required.

Legal Name _____ IRA Innovations Account Type & #: _____

I hereby authorize and direct the administrator and/or custodian to BUY the following asset for my account:

2. Secured Note If note is secured, please skip to section 3.

Asset Description or Property Address *Describe the asset here. Provide the full physical address which appears on the current deed or tax records if purchasing real estate notes or a detailed description of the security.*

What would you like to do? Buy existing note New note Carry back from a real estate sale

Note Secured By: Deed of Trust/Mortgage Other: _____

Borrower(s) Name(s): _____
(If more than one borrower, include all names.)

Borrower's Address: _____
(Address where payment coupons/borrower notices are to be sent.)

Telephone: _____ Social Security Number of Payor: _____
(Borrower's telephone number.) (Payor's S.S.N. for Mortgage Interest 1098 tax reporting purposes.)

Your percentage of ownership of the note: _____ % Note interest rate: _____ %

Dollar amount to be funded: \$ _____ Note amount: \$ _____
(Face amount of note)

Maturity date: _____ Payment frequency: _____

Principal balance: \$ _____
(For existing note)

Expected funding date: _____

Escrow/Title Co./Attorney(s) *(Entity(ies) responsible for closing the transaction between account and the Buyer. If multiple entities, please include all names, phones, and fax numbers.)*

3. Unsecured Note If note is secured, please skip this section.

What would you like to do? Buy existing note New note Carry back from a real estate sale

Borrower(s) Name(s): _____
(If more than one borrower, include all names.)

Borrower's Address: _____
(Address where payment coupons/borrower notices are to be sent.)

Telephone: _____ Social Security Number of Payor: _____
(Borrower's telephone number.) (Payor's S.S.N. for Mortgage Interest 1098 tax reporting purposes.)

Your percentage of ownership of the note: _____ % Note interest rate: _____ %

Dollar amount to be funded: \$ _____ Note Amount: \$ _____
(Face amount of note)

Maturity date: _____ Payment frequency: _____

Expected funding date: _____

Principal balance: \$ _____
(For existing note)

Buy Direction Letter Secured or Unsecured Note

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4. Transaction Fee All fees due at time of transaction. If no indication is made, fees will be deducted from your uninvested funds balance if available.

How would you like to pay the transaction fees?

IRA Innovations Account Visa Mastercard Discover American Express Check (*made payable to IRA Innovations*)
(*Transaction will not be processed if funds are inadequate*)

Credit Card Number: _____ - _____ - _____ - _____

Expiration Date: _____ / _____ Card Identification Number _____
(*Amex - ID on card front. All others, last three digits on back of card.*)

5. Delivery Instructions

CHECK (*Made payable to Payee/Seller*) CASHIER'S CHECK (*Made payable to Payee/Seller*)

Mail To Address: _____

City: _____ State: _____ ZIP: _____

Will Pick Up

Overnight (*Cannot be delivered to a P.O. Box*) (\$30 Fee)

WIRE: Bank Name: _____ Account #: _____ Routing #: _____

6. Special Instructions

7. Prior to funding, all transaction documents must be notated "read and approved" with your signature and date.

IRA Innovations, L.L.C. ("Administrator") performs record keeping and administration duties in connection with Account holder's self-directed retirement account (the "Account") on behalf of the custodian ("Custodian") as set forth in Account holder's account application (the "Account Application"). The terms and conditions of this document are incorporated into the Account Application, and the terms and conditions of the Account Application are incorporated herein.

I, the undersigned Account holder, understand that my Account is self-directed and that Administrator and Custodian will not conduct any investigation or due diligence or review the merits, legitimacy, appropriateness, security, and/or suitability of any investment. I acknowledge that I have not requested that Administrator or Custodian provide, and Administrator and Custodian have not provided, any advice with respect to the investment directive set forth in this Buy Direction Letter. I understand that it is my responsibility to conduct all due diligence and all other investigation that a reasonably prudent investor would undertake prior to making any investment, including, but not limited to, title and lien searches. I understand that neither Administrator nor Custodian determine whether any investment is acceptable under the Employee Retirement Income Securities Act ("ERISA"), the Internal Revenue Code ("IRC"), or any applicable federal, state, or local law, including securities laws. I understand that it is my responsibility to review any investments for all investment risks and to ensure compliance with these requirements.

I understand and agree that neither Administrator nor Custodian is a "fiduciary" to me or for my Account and/or my investment as such term is defined in the IRC, ERISA, and/or any applicable federal, state, or local law. I agree to release, indemnify, defend, and hold Administrator and Custodian harmless from any claims, including, but not limited to, actions, liabilities, losses, penalties, fines and/or claims by others, arising out of this Buy Direction Letter and/or this investment, including, but not limited to, claims that an investment is not prudent, proper, diversified, properly secured, or otherwise in compliance with the IRC, ERISA, and/or any other applicable federal, state, or local law, or any claim related to incomplete or incorrect information provided in this Buy Direction Letter. In the event of a claim by any party related to my account and/or investment wherein Administrator or Custodian is named as a party, Administrator and Custodian have the full and unequivocal right, at their sole discretion, to select their own attorneys to represent them and to deduct from my Account amounts sufficient to pay for any costs and expenses incurred by Administrator or Custodian in connection with such claims and/or litigation, including, but not limited to, all attorneys' fees and costs, and internal costs (collectively, "Litigation Costs"). If there are insufficient funds in my Account to fully reimburse Administrator and Custodian for all Litigation Costs incurred by Administrator and/or Custodian, upon demand by Administrator and/or Custodian, I will promptly reimburse Administrator and Custodian the outstanding balance of the Litigation Costs. If I fail to promptly reimburse the Litigation Costs, Administrator and Custodian have the full and unequivocal right to freeze my assets, liquidate my assets, and/or initiate legal action to obtain full reimbursement of the Litigation Costs. I also understand and agree that Administrator and Custodian are not required to take any action should there be any default with regard to any investment.

An annual appraisal will be required at the Account Holder's expense. The decision whether or not to insure this asset is the Account Holder's. If the property is insured, the IRA must be named. I am directing Administrator to fund this transaction as specified above. I confirm that the decision to buy this asset is in accordance with the rules of my Account, and I agree to hold harmless and without liability Administrator and Custodian for all investment risks under the foregoing hold harmless provision. I understand that no person affiliated with Administrator or Custodian has any authority to agree to anything different than as set forth herein. If any provision of this Buy Direction Letter is found to be illegal, invalid, void, or unenforceable, such provision is severed and such illegality or invalidity does not affect the remaining provisions, which remain in full force and effect. For purposes of this Buy-Direction Letter, the terms Administrator and Custodian include their agents, assigns, joint ventures, licensees, franchisees and/or business partners. I declare that I have examined this document, including all accompanying information, and to the best of my knowledge and belief, it is true, correct, and complete.

I understand that all terms and conditions set forth in my Account Application and other documents from Administrator remain in full force and effect.

Transactions with insufficient funds will not be processed until sufficient funds are received. If fees are being deducted from your account, the full amount of the transaction plus fees must be available before your transaction can be processed. I hereby authorize and direct the administrator and/or custodian to BUY the assets listed above for my account and further authorize the administrator and/or custodian to allow such [depository/broker] to HOLD possession of such assets until further instructed.

Account holder's Signature: _____ Date: _____

(*I have read the disclosure above the signature line before signing and dating and agree with its contents.*)