

For office use only:
Date: _____

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

1. Personal Information All information is required.

Legal Name _____ IRA Innovations Account Type and #: _____

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

2. Property Address Describe the asset here. Provide the full physical address which appears on the current deed or tax records.

Property Address: _____

City: _____ State: _____ Zip: _____

3. Escrow/Title/Attorney(s) Those responsible for closing the transaction between account and buyer. Please include all names, phones, and fax numbers.

4. Real Estate Asset Transaction Details

Contract sale price \$ _____

Is This A Full or Partial Sale of Asset? Full Partial Percent of Ownership: _____ %

5. 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 LLC)*
(Transaction will not be processed if funds are inadequate)

Credit Card Number: _____ - _____ - _____ - _____ *(Amex - ID on card front.*

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

6. Buyer Information

I hereby authorize and direct the administrator and/or custodian to SELL the below asset to:

Buyer Name: _____ Buyer Phone: _____ Buyer Email: _____

Buyer Address: _____ City: _____ State: _____ Zip: _____

7. Special Instructions

8. Prior to sale completion, all transaction documents must be notated "Read and Approved" with your signature and date.
(Example: HUD, Preliminary Title Reports, etc...)

IRA Innovations LLC ("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 Sell 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 Sell 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 Sell 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.

I am directing Administrator to fund this transaction as specified above. I confirm that the decision to sell 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 Sell 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 Sell Direction Letter, the terms Administrator and Custodian include their agents, assigns, joint ventures, licensees, franchisees, affiliates 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. Prior to sale completion, all transaction documents must be notated "Read and Approved" with your signature and date. (Example: HUD, Preliminary Title Reports, etc...)

Account holder's Signature: _____ Date: _____

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