

**Documents Required
Checklist
(Real Estate)**

These documents are needed to efficiently complete the transactions. Any delays or incomplete documentation can result in the application of hourly charges to the client and delays in closing. Any exceptions need to be documented and must be approved in writing by the administrator. Once the documents have been prepared, please fax all documents to 973.302.8622. If you have any questions regarding the documents, please call us at 215.283.2868.

To Be Supplied By You via Fax 973.302.8622

For Deposit on property:

- Real Estate Buy Direction Letter
- Sales Agreement or equivalent documentation signed read and approved*

For Closing on property:

- Payment Authorization Letter (Amounts should match the HUD)
- All closing documents from Title Company signed read and approved by client*
- Wire Instructions
- If financing, all non-recourse loan paperwork completed and signed read and approved by client*

* A letter stating you have read and approved each required document may be substituted for signing each document especially if additional signature space is not available

Please note:

- Documents listed above must be received at least 48 hours prior to funding**
- Funding can only occur if documents are complete and vested appropriately**
- All vesting to read EntrustCAMA FBO [Your Name] IRA Account #_____**

For Example: EntrustCAMA FBO John Smiths IRA Acct# 123456 or
John Smiths Profit Sharing Plan FBO John Smiths Acct# 123444



For office use only

Note – Indicate whether this direction letter:

- is the original supersedes the direction letter sent on date: _____ /time: _____
 is the original faxed on this date _____ / time: _____ to FAX number _____

If you will be using funds from other accounts and/or qualified plans administered by us, please use separate Buy Direction Letters for each IRA and/or qualified plan. You may photocopy this form for this use.

Administrator: Entrust CAMA Self-Directed IRA, LLC, of Pennsylvania

The name of the company that performs record keeping and administration of your plan on behalf of custodian named in the account application.

Form Instructions:

1. Please complete General Asset Information section.
2. Locate your asset type within this document and complete that section.
3. Sign and date this form, and return the original signed copy to your local Entrust office.
4. Maintain a copy for your records.

General Asset Information

1. Name (as it appears on your account application)	2. Account number

2. Escrow/Title Co./Attorney(s) Entity(ies) responsible for closing the transaction between account and the Seller. If multiple entities, please include all names. Include contact names, phone and fax numbers.

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

3. Asset name, 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 the name that the seller provides in a prospectus or offering. If stocks, bonds, or other securities, please include the CUSIP or ticker symbol.

4. Transaction fees to be paid by: All fees due at time of transaction. If no indication is made, fees will be deducted from your uninvested cash balance if available.

Choose One: <input type="checkbox"/> Your Account <input type="checkbox"/> Check	<input type="checkbox"/> Credit Card Card Type: _____ Card Number: _____ Exact Name on Card: _____ Security Code: _____ Expiry Date: _____ Signature: _____
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5. Delivery instructions. Please provide complete delivery instructions for your payment, including name, address, city, state and zip. Incomplete instructions will delay payment for your asset, or misdirect funds. Such instructions are supplied by the seller of the asset.

Choose One Wire (Please complete wiring instructions) Make check payable to Payee/Seller _____
 Payee/Seller Mailing Address _____ City _____ State _____ Zip _____

A. Real Estate Complete this section if purchasing real estate

A1. A.P.N #/legal description: If used, must agree with documents we will sign on your accounts behalf. Please attach legal description, if needed.	A2. Total purchase price (contract price) The total purchase amount of the property minus settlement and other charges. If this changes, please send in addendum to update this information. Additional Settlement Charges may be listed on Escrow Instructions.	A3. Deposit amount (Funded by the Administrator to Escrow) The amount you would like us to fund into an escrow account for the purchase of this property. This amount will appear on your settlement statement. Do not fund escrow from personal funds, as this may be a disqualifying event. \$
A4. Percentage of ownership % Percentage for this account.	A5. Is the property to be mortgaged? <input type="checkbox"/> YES <input type="checkbox"/> NO If YES, complete a Payment Authorization.	

B. Notes Complete this section if making a note purchase

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

- Buy existing note Create new note Carry back from a real estate sale Unsecured note
 Note secured by _____

B1. Borrower(s) name(s) If more than one borrower, include all names.	B2. Borrower's address Address where payment coupons/borrower notices are sent.
B3. Telephone no. Borrower's telephone number	B4. Social security number of payor Payor's S.S.N. for Mortgage Interest (1098 Purposes)

Buy Direction Letter

B5. Property address *If this note is secured by a piece of property, please provide the physical address which appears on the current deed or tax records.*

B6. Your percentage of ownership of this note	B7. Purchase price	B8. Note amount <i>Face amount of Note.</i>
%		\$

B9. Principal balance <i>For existing note:</i>	B10. Frequency
\$	<input type="checkbox"/> Monthly <input type="checkbox"/> Annually <input type="checkbox"/> Interest Only <input type="checkbox"/> Amortized <input type="checkbox"/> Other

B11. Interest Rate	B12. Payment amount	B13. Maturity date <i>Including extensions</i>

B14. Name, address and phone number of loan servicer (check if none):

B15. Administrator MUST be in receipt of the original note prior to funding.

B16. All vestings to read

FBO _____ Account# _____
e.g. Your Name (For Example ABC Administration FBO John Doe, Account #0000) (John Jones Profit Sharing Plan FBO John Jones Account #0000)

C. General Buy Direction Authorization - Complete this section if purchasing assets other than real estate or notes

C1. Quantity <i>(Number of shares, units, etc.)</i>	C2. Price <i>(Per number of shares, units, etc.)</i>	C3. Total purchase price <i>(Quantity times price)</i>
	\$	\$

D. Prior to funding, all transaction documents must be notated "read and approved" with your signature and date. *(For example, subscription documents, real estate closing documents, promissory notes.)*

I understand that my account is self-directed and that the Administrator and Custodian named in the disclosure statement received when the account was established will not review the merits, legitimacy, appropriateness and/or suitability of any investment in general, including, but not limited to, any investigation and/or due diligence prior to making any investment, or in connection with my account in particular. I acknowledge that I have not requested that the Administrator and/or Custodian provide, and the Administrator and/or 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, including, but not limited to, search concerning the validity of title, and all other investigation that a reasonably prudent investor would undertake prior to making any investment. I understand that neither the Administrator nor the Custodian determine whether this investment is acceptable under the Employee Retirement Income Securities Act (ERISA), the Internal Revenue Code (IRC), or any applicable federal, state, or local laws, including securities laws. I understand that it is my responsibility to review any investments to ensure compliance with these requirements.

I understand that neither the Administrator nor the Custodian is a "fiduciary" for my account and/or my investment as such terms are defined in the IRC, ERISA, and/or any applicable federal, state or local laws. I agree to release, indemnify, defend and hold the Administrator and/or 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 or otherwise in compliance with ERISA, the IRC and/or any other applicable federal, state or local laws. In the event of claims by others related to my account and/or investment wherein Administrator and/or Custodian are named as a party, Administrator and/or Custodian shall have the full and unequivocal right at their sole discretion to select their own attorneys to represent them in such litigation and deduct from my account any amounts to pay for any costs and expenses, including, but not limited to, all attorneys' fees, and costs and internal costs (collectively "Litigation Costs"), incurred by Administrator and/or Custodian in the defense of such claims and/or litigation. If there are insufficient funds in my account to cover the Litigation Costs incurred by Administrator and/or Custodian, on demand by Administrator and/or Custodian, I will promptly reimburse Administrator and/or Custodian the outstanding balance of the Litigation Costs. If I fail to promptly reimburse the Litigation Costs, Administrator and/or Custodian shall have the full and unequivocal right to freeze my assets, liquidate my assets, and/or initiate legal action in order to obtain full reimbursement of the Litigation Costs. I also understand and agree that the Administrator and/or Custodian will not be responsible to take any action should there be any default with regard to this investment.

I am directing you to complete 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 the Administrator and/or Custodian of my account under the foregoing hold harmless provision. I understand that no one at Administrator and/or Custodian has authority to agree to anything different than my foregoing understandings of Administrator's and/or Custodian's policy. If any provision of this Buy Direction Letter is found to be illegal, invalid, void or unenforceable, such provision shall be severed and such illegality or invalidity shall not affect the remaining provisions, which shall remain in full force and effect. For purposes of this Buy-Direction Letter, the terms Administrator and Custodian include The Entrust Group, its agents, assigns, joint ventures, licensees, franchises, affiliates and/or business partners. I declare that I have examined this document, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature: _____ Date: _____
Please read the disclosure above the signature line before signing and dating.



The name of the company that performs record keeping and administration of your plan on behalf of the Custodian named the disclosure statement received when the account was established will not review the merits.

Entrust CAMA Self-Directed IRA, LLC, of Pennsylvania

Please complete the following information.

1. Name (as it appears on your account application)	2. Your account number
3. Property address	4. Percentage of ownership

5. I hereby authorize and direct the Administrator and/or custodian to PAY the following for my account

<input type="checkbox"/> Mortgage*	<input type="checkbox"/> Property taxes	<input type="checkbox"/> Insurance	<input type="checkbox"/> Homeowner association dues
<input type="checkbox"/> Utilities	<input type="checkbox"/> Other (Please Specify)		

*Mortgages are paid on the first business day of the month, unless other arrangements are made in writing. If sufficient funds are not available, payment will be made the first day of the following month. Other bills are paid within 4-5 days of receipt, unless other arrangements are made in writing.

6. Payment information <i>Please select one.</i>	7. Check payable to <i>(Name and Address)</i>
<input type="checkbox"/> Wire <i>Please print and complete Wire Instruction Form</i> <input type="checkbox"/> Check	

8. Amount to be sent or wired	9. Beginning date	10. End date
\$		

11. Frequency

Monthly
 Quarterly
 Annually
 One Time
 As Invoiced
 Other

12. Transaction fees (e.g., Set-up Fee, Wire Transfer, Overnight Courier) to be paid by: *The fees which apply to completing this transaction. If no indication is made, fees will be deducted from your uninvested cash balance if available.*

Your account
 Check enclosed
Fees must be paid at the time of the transaction

13. Signature

I understand that my account is self-directed and that the Administrator and Custodian named in the disclosure statement received when the account was established will not review the merits, appropriateness and/or suitability of any investment in general, or in connection with my account in particular. I acknowledge that I have not requested that my administrator provide, and administrator has not provided, any advice with respect to the investment directive set forth in this Payment Authorization Letter. I understand that neither the administrator nor or custodian determine whether this investment is acceptable under the Employee Retirement Income Securities Act (ERISA), the Internal Revenue Code, or any applicable federal, state, or local laws, including securities laws. I understand that it is my responsibility to review any investments to ensure compliance with these requirements.

I understand that no one at Entrust or any of its licensees has authority to agree to anything different than my foregoing understandings of Entrust policy. I understand that neither the administrator or custodian is a fiduciary for my account as such term is defined in the Internal Revenue Code, ERISA, or any applicable federal, state or local laws. I agree to release, indemnify, defend and hold administrator or custodian harmless from any claims arising out of this investment, including, but not limited to claims that an investment is not prudent, proper, diversified or otherwise in compliance with ERISA, the Internal Revenue Code or any other applicable federal, state or local laws. I also understand and agree that administrator or custodian will not be responsible to take any action should there be any default with regard to this investment.

I am directing you to complete this transaction as specified above. I confirm that the decision to pay for this asset is in accordance with the rules of my account, and I agree to hold harmless and without liability administrator or custodian of my account.

I assume all responsibility in ensuring that administrator is provided with full payment instructions (including, but not limited to, payment amounts, due dates, addresses of payees and account numbers). This Payment Authorization Letter shall be valid and in full force and effect until revoked in writing to administrator.

I declare that I have examined this document, including accompanying information, and to the best of my knowledge and belief, it is true, correct, and complete. Do not email this form. Email is not a secure medium. Please send this form to your Entrust office.

10. Signature _____ **Date** _____

Please read the disclosure above the signature line before signing and dating.