

REAL ESTATE

BUY DIRECTION LETTER



1. NDTCO ACCOUNT INFORMATION				
Account Holder Name: John Doe		New Direction Account Number: 1000000		
2. INVESTMENT DETAILS				
Legal Description of Property: Lot 1, Subplot A		Closing Date: 12/31/2019		
Property Address: 123 Main St.	City: Anytown	State: CO	ZIP: 00000	
Contract Purchase Price: \$250,000		Earnest Money Deposit Amount: \$5,000		
Real Estate Agent's Name: Jane Smith	Real Estate Agent's Phone: 000-000-0000		Real Estate Agent's Email Address:	
<input type="checkbox"/> I am partnering to purchase this property			Percentage of Ownership: 100%	
Is there any debt financing (mortgage) on this property?	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Name of Lender:	
PROCESSING DETAILS AND OPTIONS				
<input checked="" type="radio"/> Standard Processing (3 Business Days)	<input type="radio"/> Express Processing (1 Business Day, Rush Fee applies)			
EARNEST MONEY DETAILS AND OPTIONS				
Closings are paid via wire. Closing documents/earnest money are sent via overnight.				
Send Earnest Money via:		Payee Information		
<input checked="" type="radio"/> Check	Payee Name: Gene Eric	Payee Telephone Number:		
<input type="radio"/> Cashier's Check	Address: 321 Main St.	City: Anytown	State: CO	ZIP: 00000
<input type="radio"/> Wire	Bank Name (Wires/ACH only):	Account Name (Wires/ACH only):		
<input type="checkbox"/> This is a reimbursement to a non-disqualified person	Account Number (Wires/ACH only):	Routing Number (Wires/ACH only):		
3. FEE PAYMENT OPTIONS				
Pay transaction fees via:		Credit Card Information (NDTCO accepts Visa, MasterCard, Discover and American Express)		
<input type="radio"/> Credit Card	Card Number:	3-digit Security Code:		
<input checked="" type="radio"/> My Account	Exact Name on Card:	Expiration Date:		
4. CLOSING INFORMATION				
Escrow/Title Company/ Attorney Name(s): Land Title		Contact Name:		
Phone Number:		Email Address:		
Address:	City:	State:	ZIP:	

5. AUTHORIZATION

I confirm that I am directing New Direction Trust Company (NDTCO), the Custodian, to complete this transaction as specified above. I understand that my account is self-directed, and I take complete responsibility for any investment I choose for my account, including the investment specified in this Form. I understand that the Custodian does not sell or endorse any investment products, and that the Custodian is not affiliated in any way with any investment provider. I understand that the role of the Custodian is limited, and its responsibilities do not include investment selection for my account. I certify that I have done my own due diligence investigation prior to instructing the Custodian to make this investment for my account. I understand that acceptance of Custodial Assets by NDTCO should not be construed as a favorable opinion as to the prudence or suitability of the investment for the Account Holder's IRA. NDTCO's review of any asset the Account Holder desires to purchase and hold in their Custodial Account should in no way be construed as a "due diligence" review. I understand that the Custodian does not 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 acknowledge that the Custodian has not provided or assumed responsibility for any tax, legal or investment advice with respect to this investment, and I agree that Custodian will not be liable for any loss which results from my decision to purchase the investment. I understand that in processing this transaction the Custodian is only acting as my agent, and nothing will be construed as conferring fiduciary status on the Custodian. I agree that the Custodian will not be liable for any investment losses sustained by me or my account as a result of this transaction. I agree to indemnify and hold harmless the Custodian from any and all claims, damages, liability, actions, costs, expenses (including reasonable attorneys' fees) and any loss to my account as a result of any action taken in connection with this investment transaction or resulting from serving as the Custodian for this investment, including, without limitation, claims, damages, liability, actions and losses asserted by me.

I understand that if this Form and any accompanying documentation are not received as required, or, if received, are unclear in the opinion of the Custodian, or if there are insufficient undirected funds in my account to fully comply with my instructions to purchase the investment and to pay all fees, the Custodian may not process this transaction until proper documentation and/or clarification is received, and the Custodian will have no liability for loss of income or appreciation.

I understand that all communication regarding this transaction must be in writing and must be signed by me or by my authorized agent on my behalf, and that no oral modification of my instructions will be valid. I understand that no person at the office of the Custodian has the authority to modify any of the foregoing provisions. I certify that I have examined this Form and any accompanying documents or information, and to the best of my knowledge and belief, it is all true, correct and complete.

I understand transactions with insufficient funds will not be processed until sufficient funds are received. If fees are being deducted from my account, the full amount of the transaction plus fees must be available before the transaction can be processed.

ASSET SPECIFIC DISCLOSURES

In order to ensure a smooth transaction, it is critical that you read and understand the Real Estate Transaction Guide. In the Guide, you will find answers to questions regarding your IRA, processing guidelines, and all the forms you will need to complete your real estate purchase. By signing below, you acknowledge you understand the information presented in the Real Estate Transaction Guide.

6. SIGNATURE

Account Holder Signature:

Date:

11/5/2019