

Real Estate Investment Authorization

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Please direct
IRA mail to:
P.O. Box 173859
Denver, CO 80217-3859
Toll Free: 1-800-962-4238

Please direct
Qualified Plan mail to:
P.O. Box 5508
Denver, CO 80217-5508
Toll Free: 1-800-831-8675

Liquidity of \$5,000 is required to be maintained in the Fiserv Trust Insured Money Market Account.

All real estate investments are subject to an administrative review by Fiserv Trust Company (Fiserv Trust).

Account Owner Name _____

Account Number _____

I authorize and direct Fiserv Trust to Purchase **OR**
 Transfer or Rollover

CHECK THE APPROPRIATE BOX(ES)

All cash purchase of \$ _____ plus closing costs to be determined.

Closing date _____

Financed purchase with a down payment of \$ _____ and I authorize Fiserv Trust to sign a promissory note and deed of trust/mortgage to:

Lender Name _____

in the amount of \$ _____.

Transfer/rollover property from existing retirement plan with a current value of \$ _____.

PROPERTY INFORMATION

Property Address _____

City/State/ZIP _____

APN or Property Tax Number _____

County and State _____

Percentage of Ownership _____ %

FUNDING INSTRUCTIONS

Payee Name _____

Telephone Number () _____

Street Address _____

City/State/ZIP _____

Additional fees may apply for wires and overnight delivery. Please refer to the fee schedule for details.

(select one)

Mail check/escrow documents per funding instructions

Overnight check/documents per funding instructions

Charge my Fiserv Trust Account
 Bill 3rd party overnight account number _____

Wire funds per attached wiring instructions and
 Mail documents by regular mail per funding instructions
 Overnight documents per funding instructions
 Charge my Fiserv Trust Account
 Bill 3rd party overnight account number _____

As buyer, the Conveyance Deed and Title Policy should read "Fiserv ISS & Co. Trustee FBO _____ IRA." ("Retirement Plan" may be substituted for IRA where appropriate.)

Provide the following for review:

- Complete and sign this form
- Closing statement (*signed by Account Owner*)
- Owner's Title Report (*preliminary*), less than three months old
- Copy of the Conveyance Deed (*proposed*)
- Contract or Purchase Agreement (*signed by Account Owner*)
- Escrow Instructions (*if applicable*), Account Owner must sign each document as "read and approved"
- Property Management Agreement (*on income producing property only; reverse side of this form*)
- Transfer or Rollover assets from another custodian, also provide the existing Deed and Title Policy (*owners*)

If Account Owner is obtaining a loan through his/her retirement plan to purchase this property, provide Promissory Note (non-recourse note only), Deed of Trust/Mortgage and an Amortization Schedule (Payment Schedule). All documents should be drawn up in the name of the plan and signed by the Account Owner.

Original recorded Deed and Title Policy should be forwarded to Fiserv Investment Support Services after the investment is funded.

The Account Owner is responsible for obtaining copies of the executed documents and final title policy for their records and review from the closing agent. If the originals are to be held by the Loan Servicing Agent, copies should be provided to Fiserv Trust.

FINANCING INSTRUCTIONS

(applicable only if a portion of the purchase price was financed (check one))

The Property Manager will make the note payments.

I instruct Fiserv Trust to issue a monthly payment of \$ _____ to be paid on: ____/____/____ (date).

Lender Name _____

Loan Number _____

Street Address _____

City/State/ZIP _____

Real Estate Investment Authorization (continued)

PROPERTY MANAGEMENT AGREEMENT

(required on rental income producing property only)

As Property Manager, I agree to:

- Be a third party to the owner or renter.
- Provide notification to Fiserv Trust and owner in the event of a default.
- Take all necessary actions to correct a default and evict if necessary.
- Forward all payments received to Fiserv Trust.
- A spouse or relative, as Property Manager, will not receive fees for managing property.

Property Manager Signature

X

Print Name

Telephone Number ()

Street Address

City/State/ZIP

All non-standard investments are subject to an administrative review by Fiserv Trust. There will be a non-refundable review fee paid in advance.

I acknowledge that my account with Fiserv Trust is self-directed, and it is my responsibility to review any investments to ensure compliance with the Employment Retirement Income Security Act (ERISA), the Internal Revenue Code or any other applicable federal, state, or local laws, including security laws. It should fall within one of the exceptions or "safe harbors" to the plan asset regulation, DOL Reg. Sec. 2510.3-101.

I understand all the routine real estate expenses (i.e., tax bills, insurance premiums, homeowner's association payments and utility bills) will automatically be paid from my account. Sufficient funds must be held in my Fiserv Trust Money Market Account to make the required payment at least seven (7) days prior to payment due date. If the funds are not available, I will be responsible for any interest or penalties incurred. Invoices for non-routine expenses (i.e., repairs and improvements) require specific Account Owner authorization prior to payment from the account.

I agree to release, indemnify, defend, and hold Fiserv Trust harmless from any claims arising out of this investment. This includes, but is not limited to claims that this investment is not prudent, proper, diversified, or otherwise in compliance with ERISA, the Internal Revenue Code or any other applicable local, state, or federal law. I also understand and agree that Fiserv Trust will not be responsible to take any action should there be any default with regard to this investment.

I have consulted my own attorney and hereby represent that Fiserv Trust may hold title to the property (listed on the reverse). I hereby represent to Fiserv Trust that I understand the risks involved with this investment, specifically, that there may be liability above and beyond the amount of the investment in the property (example: ad valorem property taxes on the property or liability arising under Environment Laws). The losses will include

any losses caused by, or arising out of, the presence, on or about the Property, of any Hazardous Substances, or any person or entity complying or failing to comply with any Environmental Law. The term "Environmental Law" means any law, rule, regulation, or ordinance relating to protection of the environment or human health. The term "Hazardous Substance" means any substance defined as hazardous or toxic, or otherwise regulated by any Environmental Law.

I have made arrangements with the property manager, designated above. Fiserv Trust will not be responsible for errors and omissions in the management agreement or for any actions taken by the property manager.

I understand that I may not direct Fiserv Trust to distribute a portion of this asset to myself. I further understand this to mean that no portion of the investment may be distributed to satisfy my Required Minimum Distribution.

I agree to the Arbitration Statement printed on this form.

Account Owner Signature

X

Date

Telephone Number ()

ARBITRATION STATEMENT

The Account Owner hereby agrees that all claims and disputes of every type and matter between the Account Owner and Fiserv Trust, including but not limited to claims in contract, tort, common law claims, or alleged statutory violations, shall be submitted to binding arbitration pursuant to the rules of the American Arbitration Association; when the total damages by all claimants in an Arbitration Demand exceed \$75,000 the proceedings and hearings in the case shall take place only in Denver, Colorado; when the total damages by all claimants in an Arbitration Demand are \$75,000 or less, the arbitration proceedings and hearings in the case shall take place only in the city with a United States District Court nearest to the residence of one or more of the Account Owner(s). To the extent not preempted by federal law, Colorado law (including without limitation Colorado statutes governing arbitration proceedings) shall control during the arbitration. The Account Owner expressly waives any right he/she may have to institute or conduct litigation or arbitration in any other forum or location, or before any other body, whether individually, representatively or in another capacity. Arbitration is final and binding on the parties. An award rendered by the arbitrator(s) may be confirmed in any court having jurisdiction over the parties. In an arbitration the parties are entitled to a fair hearing, but arbitration procedures are simpler and more limited than rules applicable in court. The arbitrator's award is not required to include factual findings or legal reasoning, and any party's right to appeal or to seek modification of rulings by the arbitrator is strictly limited.

The Account Owner agrees to the Arbitration Statement above and to the Indemnification of Trustee and Sponsor contained in the plan documents. The indemnification obligation specifically applies to claims brought by the Trustee and Sponsor.