



### Transaction Tips:

Investments must be at arms length, not involving disqualified parties referenced in IRS 4975.

Some transactions may generate Unrelated Business Income Tax (UBIT), so consult with the investment sponsor, an investment advisor, and/or tax professional. NuView IRA does not know if and when UBIT applies within this investment, and it cannot be relied upon to provide any specific UBIT information.

### Submit Documents Via:

**My NuView Online Portal**  
Accounts.NuViewIRA.com

**Email**  
RealEstate@NuviewTrust.com

**Fax**  
(321) 926-1156

**Mail**  
NuView IRA Processing Office  
280 S. Ronald Reagan Blvd.  
Longwood, FL 32750

**Discover a new world of investment options.**

## REAL ESTATE

### Purchase Instructions

*Simply follow the checklist below, and NuView will purchase this investment via your self-directed IRA. Please read and complete all documents in this packet, and return to NuView. Funding will be sent within three (3) business days upon receipt of ALL required documents, in good order.*

#### ***NuView documents to be completed and submitted:***

☐ Real Estate Purchase Authorization

#### ***Supporting documents to be completed and submitted:***

☐ Real Estate Contract:

\*The real estate contract must be vested in the name of the IRA. The client personally is NOT permitted to be listed as buyer/signer, nor is the contract permitted to be assigned from the client to the IRA.

\*The deposit must be issued from NuView. The client is NOT permitted to provide the earnest money deposit.

#### **The following is to be provided 3 days prior to closing from the closing agent:**

- ☐ Copy of Warranty Deed with proper titling and address of property
- ☐ Copy of HUD-1 Settlement Statement
- ☐ Any other documents buter is required to sign at closing

**Please note: All closing documents will be signed by a NuView IRA authorized signer (tax ID 27-0063496).**

#### ***Before submitting your transaction, please ensure:***

- 1) Your self-directed IRA with NuView has been established
- 2) Your IRA has cleared funds available to make the investment
- 3) All investments have been titled in the name of your IRA:  
*NuView Trust Co. Custodian FBO [Client Name] IRA #*
- 4) All instances of "Investor's Address" are:  
*280 S. Ronald Reagan Blvd., Longwood, FL 32750*

**ALL SUPPORTING DOCUMENTS MUST BE INITIALED ON EVERY PAGE AS READ AND APPROVED OR THEY CANNOT BE PROCESSED.**

### 1 ACCOUNT INFORMATION

|   |                       |
|---|-----------------------|
| <b>Name</b> <i>(Your name as it appears in your plan)</i><br><input type="checkbox"/> Mr. <input type="checkbox"/> Ms. <input type="checkbox"/> Mrs. <input type="checkbox"/> Dr. _____ | <b>Account Number</b> |
|---|-----------------------|

### 2 PROPERTY DETAILS

|   |  |                                    |   |
|---|--|------------------------------------|---|
| <b>Property Address</b>   |  | <b>City, State, Zip</b>            |   |
| <b>A.P.N. / Legal Description</b>   |  |                                    |   |
| <b>Property Contract Price</b>  | <b>Deposit Amount</b> <i>(Must be funded by IRA)</i> | <b>IRA Percentage of Ownership</b> | <b>Will the property be mortgaged?*</b><br><input type="checkbox"/> Yes <input type="checkbox"/> No |
| <small>*Any mortgage on an IRA owned property must be non-recourse and may subject the IRA to Unrelated Debt Financed Income Tax. For more information consult your tax professional or review IRS publication 598.</small> |  |                                    |   |

### 3 TITLE COMPANY / ESCROW AGENT

|   |            |                     |  |
|---|------------|---------------------|--|
| <b>Company Name</b>   |            | <b>Contact Name</b> |  |
| <b>Phone Number</b>   | <b>Fax</b> | <b>Email</b>        |  |
| <small>Insurance: I understand it is my responsibility to obtain any necessary insurance coverage on my investment and/or collateral. I understand NuView will not obtain any insurance coverage, including, but not limited to, title, casualty or liability, on my behalf and understand the risks associated with not obtaining adequate insurance coverage.</small> |            |                     |  |

### 4 EXPENSE AND PROPERTY MANAGER ACKNOWLEDGEMENT

|   |                |                     |
|---|----------------|---------------------|
| <p>A property manager is not required for your IRA owned property, however it is recommended to name a third party manager should there be a need for immediate payment or repairs, which you and any disqualified party are personally prohibited from providing. This third party manager can provide immediate payment and be reimbursed from the IRA with appropriate authorization and applicable invoice. The IRA owner and any disqualified parties CAN NOT pay for any expense nor can such parties be reimbursed for any expenses paid personally on behalf of the IRA.</p> <p>All expenses incurred by the IRA owned property must be paid by the IRA based on the percentage of ownership. In order for NuView IRA to pay expenses related to this property we must receive an invoice and have appropriate authorization. All other specific expenses must be authorized individually and submitted with an invoice.</p> <p>By signing this purchase authorization, I authorize NuView IRA to pay property taxes for this property upon NuView's receipt of the invoice. It is still the responsibility of the client to ensure taxes have been paid.</p> |                |                     |
| Who will manage this property? <input type="checkbox"/> Account Holder <input type="checkbox"/> Third Party (Complete Below)  |                |                     |
| <b>Name</b>   | <b>Address</b> | <b>Phone Number</b> |

### 5 FUNDING INSTRUCTIONS Please send the funds for purchase via: ☐ WIRE ☐ ACH ☐ CHECK

| For WIRE(\$30) or ACH - Please complete the info below |                           | For CHECK - Please complete the info below   |
|--|---------------------------|--|
| <b>Bank Name</b>                                       | <b>ABA Routing Number</b> | <b>Make Check Payable To</b>   |
| <b>Account Holder Name</b>                             | <b>Account Number</b>     | <b>Mail Check To</b>   |
| <b>Address</b>   |                           | <b>Address</b>   |
| <b>City, State, Zip</b>                                |                           | <b>City, State, Zip</b>  |
| <b>For Credit To</b>                                   |                           | <b>Send Check via:</b><br><input type="checkbox"/> Regular Mail <input type="checkbox"/> Overnight Mail (\$30) <input type="checkbox"/> Certified Check (\$25) |

## 6 FEES

How would you like to pay for your fees? (Fees must be paid before transactions can be processed).

☐ **Account** (account must have sufficient funds for investment and fees) ☐ **Credit Card** (complete card info below)

Card Type: ☐ VISA ☐ MC ☐ AMEX ☐ DISCOVER

Credit Card Number: \_\_\_\_\_ Exp. Date: \_\_\_\_\_

Billing Address: \_\_\_\_\_

Signature: \_\_\_\_\_

## 7 SIGNATURE AND ACKNOWLEDGEMENT

I confirm that I am directing NuView IRA, Inc., Administrator, 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 Purchase Authorization. I understand that neither the Administrator nor the Custodian (NuView Trust Company) sells or endorses any investment products, and that they are not affiliated in any way with any investment provider. I understand that the roles of the Administrator and the Custodian are limited, and their responsibilities do not include investment selection for my account. I acknowledge that neither the Administrator nor the Custodian has provided or assumed responsibility for any tax, legal or investment advice with respect to this investment, and I agree that they will not be liable for any loss which results from my decision to purchase the investment. I understand that neither the Administrator nor the Custodian has reviewed or will review the merits, legitimacy, appropriateness or suitability of this investment, and I certify that I have done my own due diligence investigation prior to instructing the Administrator to make this investment for my account. I understand that neither the Administrator nor the Custodian determines 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 in processing this transaction the Administrator and the Custodian are only acting as my agent, and nothing will be construed as conferring fiduciary status on either the Administrator or the Custodian. I agree that the Administrator and 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 Administrator and 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 Administrator or the Custodian for this investment, including, without limitation, claims, damages, liability, actions and losses asserted by me.

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

I understand that my account is subject to the provisions of Internal Revenue Code (IRC) §4975, which defines certain prohibited transactions. I acknowledge that neither the Administrator nor the Custodian has made or will make any determination as to whether this investment is prohibited under §4975 or under any other federal, state or local law. I certify that making this investment will not constitute a prohibited transaction and that it complies with all applicable federal, state, and local laws, regulations and requirements.

I understand that my account is subject to the provisions of IRC §§511-514 relating to Unrelated Business Taxable Income (UBTI) of tax-exempt organizations. If this investment generates UBTI, I understand that I will be responsible for preparing or having prepared the required IRS Form 990-T tax return and any other documents that may be required. I understand that neither the Administrator nor the Custodian makes any determination of whether or not investments in my account generate UBTI.

I understand that the assets in my account are required by the IRS to be valued annually as of the end of each calendar year. I agree to provide the prior year end value of this investment by no later than January 10th of each year on a form provided by the Administrator, with substantiation attached to support the value provided.

I understand that with some types of accounts there are rules for Required Minimum Distributions (RMDs) from the account. If I am now subject to the RMD rules in my account, or if I will become subject to those rules during the term of this investment, I represent that I have verified either that the investment will provide income or distributions sufficient to cover each RMD, or that there are other assets in my account or in other accounts that are sufficiently liquid (including cash) from which I will be able to withdraw my RMDs. I understand that failure to take RMDs may result in a tax penalty of 50% of the amount I should have withdrawn.

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 and agree that neither the Administrator nor the Custodian bears or assumes any responsibility to notify me or to secure or maintain any fire, casualty, liability or other insurance coverage, including but not limited to title insurance coverage, on this investment or on any property which serves as collateral for this investment. I acknowledge and agree that it is my sole responsibility to decide what insurance is necessary or appropriate for investments in my account, and to direct the Administrator in writing (on a form prescribed by the Administrator) to pay the premiums for any such insurance.

I further understand and agree that neither the Administrator nor the Custodian is responsible for notification or payments of any real estate taxes, homeowners association dues, utilities or other charges with respect to this investment unless I specifically direct the Administrator to pay these amounts in writing (on a form prescribed by the Administrator), and sufficient funds are available to pay these amounts from my account. I acknowledge that it is my responsibility to provide to the Administrator or to ensure that the Administrator has received any and all bills for insurance, taxes, homeowners dues, utilities or other amounts due for this investment. Furthermore, I agree that it is my responsibility to determine that payments have been made by reviewing my account statements.

I understand that no person at the office of the Administrator or the Custodian has the authority to modify any of the foregoing provisions. I certify that I have examined this Purchase Authorization and any accompanying documents or information, and to the best of my knowledge and belief, it is all true, correct and complete.

Custodial account holder confirms that this purchase or transfer does not include any illegal or impermissible investments under South Dakota or Federal law, including, but not limited to, holdings of marijuana or other illegal substances, illegal gambling, or illegal artifacts.

As the IRA owner and investor, I agree that NuView IRA (or any of its subsidiaries or continuing entities) has not given any advice on this investment or asset. As the investor, I acknowledge that I have not received any advice from NuView IRA on this investment and most importantly, I have not relied on any statements made by NuView IRA in making this investment decision.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_