

IBC TRUST SERVICE

A division of International Bank of Chicago
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Buy Direction Letter (Real Estate)

Note – Indicate whether this direction letter: is the original is the original faxed on date: _____ / time: _____ to FAX number _____
 supersedes the direction letter mailed or faxed on date: _____ / time: _____

If you will be using funds from other IRAs 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.

1. Administrator: IBC Trust Service

The name of the company that performs record keeping and administration of your plan on behalf of custodian named in IRS form 5305.

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

3. Your Account Number

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

<p>4. Property Address: The physical address which appears on the current deed or tax records.</p>	<p>5. State If outside the United States, indicate a similar jurisdiction.</p>	<p>6. A.P.N # (Assessor's Parcel Number) Parcel number used by many tax assessors. If used, it must agree with documents which we will sign on your IRA's behalf. (If unavailable go to 7.)</p>
<p>7. Escrow/Title Co./Attorney(s) Entity(ies) which will be responsible for closing the transaction between your IRA and the Seller or exchanger. If you are using different entities, please include all names as appropriate.</p>	<p>8. Contact(s) The contact(s) at the entity(ies) shown in 7.</p>	<p>9. Phone and Fax Number(s) Telephone number(s) of contact at the entity(ies) shown in 7.</p>
<p>10. Total Purchase Price (Contract Price) The total amount of the purchase of this property not including settlement and other charges. If this changes, please send in addendum to update this information. Additional Settlement Charges may be listed on Escrow Instructions. \$</p>	<p>11. 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. \$</p>	
<p>12. Percentage of Ownership % Percentage for this account.</p>	<p>13. Is the property to be mortgaged? <input type="checkbox"/> YES <input type="checkbox"/> NO If YES, a Payment Authorization must be completed, and you will also be responsible for the preparation of Unrelated Debt Financed Income Tax Forms (990-T) for our signatures.</p>	
<p>14. Special Instructions:</p>		
<p>15. Transaction Fees to be paid by: (All fees are due at time of transaction.) The fees which apply to completing this transaction. If no indication is made, fees will be deducted from your uninvested cash balance if available. <input type="checkbox"/> Your Account <input type="checkbox"/> Check Enclosed</p>		

I understand that my account is self-directed and that IBC Trust Service (“Administrator”) and/or International Bank of Chicago (“Custodian”) 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 the further clarification of my buy direction, I will initial on each page of the buy direction legal documents including but not limit to real property purchase agreement and property title closing documents.

For purposes of this Buy-Direction Letter, the terms Administrator and Custodian include International Bank of Chicago., 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.

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