

IBC TRUST SERVICE

A division of International Bank of Chicago
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Self-Directed IRA Trust Fee Disclosure

Fee Based on Asset Value of Account

To Establish a Self-Directed IRA Trust Account: \$50

• **Annual Trust Record Keeping and Services: 0.3% of Total Asset Value**

Minimum Annual Record Keeping Fee: \$200
Maximum Annual Record Keeping Fee: \$1,800

For example:

The fee for \$100,000 account is \$300 per year
The fee for \$800,000 account is \$1,800 per year

Service Including (no extra fee)

- Deposit investment income checks
- Setup ACH to transfer fund for routine investment income (ex. rental) into custodian IRA account.
- Setup ACH/AFT for mortgage and/or escrow property tax/insurance expense payments.
- Setup ACH with utility companies and village water service for routine expense payment.
- Review and approve on demand expense request with customer's Authorized Payment Letter & support documents.
 - Property tax payment.
 - Homeowner association due.
 - Renovation and repair expenses.
- Prepare Trust check and associate ACH transactions for approved on demand expense request.
- Internet access of Trust account balance and statements.
- Required Minimum Distributions by check.
- Safekeeping of documents.
- Quarterly trust statement.
- Annual 5498 filing of roll over and/or contribution.
- Annual valuation report of all accounts under trust.

Miscellaneous Fees

- Purchase, Sale or Exchange of any Real Estate Asset or Invest in a LLC: \$250.
- Loan or Mortgage Servicing Set-up fee \$100; Demand for Payoff (applies to loans serviced by us): \$150 for lending financial institution other than International Bank of Chicago.
- Special Services, such as research of closed assets or accounts, legal research, or special handling of transactions: \$100 per hour.
- Overnight mail: \$20.
- Partial or Full Termination, including transfers of assets from your account to anyone, is \$100 plus 0.3% of the asset value of the amount transferred, plus sale transaction charges for each asset. This includes lump sum distributions, but does not include required minimum distributions. Minimum fee for this service: \$150. Annual Administration and Record Keeping Fees are not prorated when an account closes.

Total asset value under trust account will be evaluated annually at the first quarter of the calendar year. Annual record keeping fees will start at the quarter of the first investment in real property or LLC/LP; the fees are prepaid from your account and not pro-rated, it will be charged quarterly at the 1st day of the quarter. For your convenience your fee will be reflected on your statements showing your record keeping charges. If there are insufficient funds in your account, we may liquidate other assets to pay for such fees in accordance with your Plan and Trust. All cash is maintained by the custodian at FDIC insured International Bank of Chicago. Fees are subject to change with 30 days written notice.

The Trust Statement will be available quarterly for your web account for viewing or downloading, and an email notice of availability of the statement will be sent to your designated email address as reminder.

Custodian account disclosure and fee schedule are provided when opening selected DDA and CD accounts.

In accordance with your Trust Account Application, this Fee Disclosure is part of your Agreement with the Administrator and must accompany your Application.

Printed Name _____

Signature: _____

Date: _____