

WHEN TO USE THIS FORM

The purpose of this Tax Lien Direction of Investment form is to initiate an Individual Retirement Account (IRA) investment with Equity Trust Company for one of the following:

- **Tax Lien Certificates**
- **Tax Deeds**
- **Auction / Sheriff Sale**

If the investment that you are purchasing is not listed above, this form may not be the correct form for your purchase. For assistance please contact a Client Services Representative at 800-955-3434, option 2.

IMPORTANT!

Equity Trust Company does not investigate, sponsor, or endorse any investment product. You assume sole responsibility for the success or failure of your investments. You are responsible for directing the investment of assets in your account. Equity Trust Company does not provide any investment advice, or recommend or evaluate the merits or suitability of any investment.

If Equity Trust Company's services were suggested by a financial representative, such person is not an agent, employee, representative, or affiliate of Equity Trust Company. Equity Trust Company is not responsible for and is not bound by any representations, warranties, statements or agreements made by any financial representative.

TAX ID INFORMATION

It is your responsibility as the self-directed retirement account owner to obtain an EIN (Employee Identification Number) on behalf of your IRA if you intend to participate in a tax lien/tax deed auction/sale. Once the EIN is established, this number must be used for all future IRA investments requiring an EIN.

For your convenience Equity Trust Company may assist you in creating an EIN (see Section 1). Contact a Client Service Representative at 800-955-3434, option 2 for additional information.

INSTRUCTIONS & GUIDELINES

This Direction of Investment form provides all of the information necessary to make a formal investment request. This request is necessary before an investment can be made using a self-directed retirement account. Please be sure the following three items are in effect before this DOI is returned to Equity Trust Company:

- **An account has been established.**
- **Funds are available to make an investment.**
- **An investment has been found.**

SUBMISSION OPTIONS

OVERNIGHT

Equity Trust Company
Attn: Institutional Accounts
1 Equity Way
Westlake, OH 44145

REGULAR MAIL

Equity Trust Company
Attn: Institutional Accounts
P. O. Box 451159
Westlake, OH 44145

BY FAX

440-365-1442

BY E-MAIL

IRAServices@EquityInstitutional.com

DO NOT FAX OR MAIL THIS COVER PAGE

INVESTMENT PRODUCTS: NOT FDIC INSURED - NO BANK GUARANTEE - MAY LOSE VALUE

1 ACCOUNT HOLDER INFORMATION

ACCOUNT HOLDER NAME		ACCOUNT NUMBER
EMAIL ADDRESS		
EMPLOYER IDENTIFICATION NUMBER (For IRA Account)	<input type="checkbox"/> Check here if EIN* needs to be created	

*Use this EIN for all future tax lien investments.

2 PROCESSING (CHECK ONE OPTION)

EXPEDITED PROCESSING SERVICE*
 NORMAL PROCESSING SERVICE

Expedited processing requests will be processed before other non-expedited requests. Fax expedited requests to (440) 366-3756. Normal processing is the default if no selection is made.

PLEASE NOTE: The Custodian may require verbal verification from you before processing the purchase. Obtaining such verbal verification may delay the expedited and normal processing times. Funds must be available for processing fees.

*Additional fees may apply, see current fee schedule.

3 TAX DEED INVESTMENT INFORMATION ONLY

List the address and parcel number of the property you are bidding on:

ADDRESS	CITY	STATE	PARCEL NO.

4 TAX LIEN INFORMATION

COUNTY NAME	STATE	AUCTION/SALE DATE
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5 DOCUMENT TITLING INSTRUCTIONS

The following examples are provided to ensure supporting documentation is properly titled. (Investment titling shown in "quotations")

- I am making an investment titled directly to my IRA and my IRA will be 100% owner.
"EQUITY TRUST COMPANY CUSTODIAN FBO (ACCOUNT HOLDER'S NAME) IRA"
- I am making an investment titled directly to my account and my account will be less than 100% owner.
"EQUITY TRUST COMPANY CUSTODIAN FBO (ACCOUNT HOLDER'S NAME) IRA, (PERCENTAGE OF INVESTMENT OWNED BY ACCOUNT) %, UNDIVIDED INTEREST"

TITLING When purchasing an asset for your account, it is imperative that it is properly titled. Equity Trust Company will not accept any investments which are not properly titled. Please contact a Client Service Representative with any questions regarding proper titling.

Account Number _____

6 FUNDING OPTIONS AND INSTRUCTIONS

AVAILABLE CASH FUNDS Cleared funds must be available in order to make an investment. Funds are not cleared to invest until seven (7) business days after the deposit of a personal or business check. Funds are available immediately from the deposit of a cashier's check, money order or bank wire.

CASHIER'S CHECKS Equity Trust Company will issue cashier's checks made payable to the appropriate county authorities. All cashier's checks must be sent via overnight delivery (provide address below). Your account will be charged \$30 for each check issued and \$30 for the overnight service. Equity Trust Company will also send you a completed W-9. This IRS form is often requested by the county when acquiring a bidder number for your Retirement Account.

TOTAL AMOUNT OF FUNDS REQUESTED?	NUMBER OF CASHIER'S CHECKS NEEDED
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If more than one check is needed, specify amount for each check below*:

1)	4)
2)	5)
3)	6)

*If additional space is needed please submit a separate sheet titled "Addendum A". Check here if Addendum A is attached, **please remember to sign and date.**

DELIVERY NOTICE All cashier's checks must be sent via overnight delivery, additional fees may apply see current fee schedule.

SEND FUNDS BY CASHIERS CHECK (NO POST OFFICE BOXES)

MAKE CHECK PAYABLE TO

MAIL CHECK TO

ADDRESS	CITY	STATE	ZIP CODE
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SEND FUNDS BY WIRE* (Additional fees may apply, see current fee schedule)

BANK NAME	BANK PHONE NUMBER
ABA ROUTING # (9 DIGITS)	ACCOUNT NUMBER
FOR CREDIT TO	FOR FURTHER CREDIT TO

*This option is only available in select counties. Please verify with the county you are purchasing from that a wire will be accepted before completing this option.

7 PAYMENT OF FEES

How would you like to pay for any service-related fees associated with this transaction?

Choose a payment method: Deduct Fees from Account Check Enclosed Credit Card on file

Note: By checking Credit Card on file, you authorize Equity Trust Company to charge your credit card for all service-related fees associated with this transaction (if applicable). To add, change or update a credit card, please visit www.myequity.com. **If a payment method is not selected, fees will be deducted from the account.**

Account Number _____

8 TAX LIEN SERVICING AGREEMENT (BETWEEN RETIREMENT ACCOUNT OWNER & INVESTMENT ENTITY)

WHO WILL BE SERVICING THIS TAX LIEN INVESTMENT? (CHECK ONE)

- THE RETIREMENT ACCOUNT OWNER** will be acting as the Tax Lien Servicer. **THE INDEPENDENT SERVICING AGENT** will be acting as the Tax Lien Servicer.

To purchase tax liens for a self-directed Retirement Account, Equity Trust Company requires the appointment of a tax lien servicer. The servicer may be an independent purchasing agent or the Retirement Account Owner, as long as the Retirement Account Owner does not receive any compensation for performing this service. The agent will be responsible for providing the Custodian with the necessary information to properly administer the account. The following agreement lists the responsibilities of the Retirement Account Owner and/or the Tax Lien Purchasing Agent.

GENERAL RESPONSIBILITIES

- A.** Ensure all liens/deeds are titled correctly.
IMPORTANT: The Retirement Account is the legal owner of the lien/deed and as such must be titled correctly. Your Retirement Account is considered the legal owner of this investment property, all documents must reflect this ownership. Please review Section 5 for the correct titling for all IRA investment documents. For additional options please contact a Client Service Representative.
PLEASE NOTE: Failure to title investment documents correctly may cause a delay in investment processing. Contact a Client Service Representative with questions regarding proper titling instructions.
- B.** An EIN (Employee Identification Number) is needed for investing in tax liens/deeds.
PLEASE NOTE: You will be required to establish an EIN on behalf of your IRA account. Contact a Client Service Representative with questions.
- C.** Please use this address to send all correspondence regarding your tax lien(s).
EQUITY INSTITUTIONAL
P.O. BOX 451159
WESTLAKE, OH 44145
- D.** Ensure all proper paperwork required for a tax lien/tax deed is completed after each auction/sale and is sent to Equity Institutional, within five (5) business days after the auction/sale.
- E.** Ensure Retirement Account funds are never commingled and are properly segregated.
- F.** Ensure all unused funds are remitted directly to Equity Trust Company within five (5) business days following the sale/auction unless attending a subsequent auction within the same county.
- G.** Any unused Equity Trust Company cashier's checks must be returned to Equity Institutional via overnight delivery or certified mail.
PLEASE NOTE: Do not write on the face of the check. Write "Not Used For Purpose Intended" on the back of the check prior to mailing.

SERVICER INFORMATION (REQUIRED ONLY IF SERVICER IS NOT THE RETIREMENT ACCOUNT OWNER)

AGENT NAME	AGENT PHONE NUMBER
ADDRESS	CITY / STATE / ZIP CODE

This agreement between the Retirement Account Custodian, Retirement Account Owner and Real Property Servicer shall be in effect until the property is sold and may not be modified without 30 day's advanced written notice to the Retirement Account Custodian, Retirement Account Owner and Real Property Servicing Agent. By signing this agreement Account Owner and Real Property Servicer understand his/her duties and responsibilities with regard to this investment. Equity Trust Company as custodian will not provide any management servicing functions for this property and is not responsible for the management of this property.

Account Holder Signature

Date

Tax Lien Servicing Agent's Signature

Date

IMPORTANT: Please Ensure That You Read The Following Disclosures Before You Sign And Date These Documents.

- Equity Trust Company, (Custodian) does not offer any investment advice, nor does it endorse any investment, investment product or investment strategy; and Custodian does not endorse any financial advisor, representative, broker, or other party involved with an investment selected by me. It is my own responsibility to perform proper due diligence with regard to any such representative, financial advisor, broker or other party. Any review performed by Custodian with respect to investment shall be solely for Custodian's own purposes of determining the administrative feasibility of the investment and in no way should be construed as an endorsement of any investment, investment company or investment strategy. In addition the acceptance of any investment should not be construed as an endorsement of any investment, investment company or investment strategy;
- This investment is not FDIC insured and may lose value. In addition the investment selected by the undersigned may lack liquidity; may be speculative and involve a high degree of risk; and may result in a complete loss of the investment. Any loss sustained in my Retirement Account will not affect my retirement income standard; and if a mandatory distribution arises, I will have the ability through my IRA and/or other retirement accounts to meet any mandatory distribution requirements.
- Neither Custodian nor any employee or agent of Custodian has selected or recommended any investment for me; and neither Custodian nor any employee or agent of Custodian has acted as a broker-dealer or salesperson in completing any purchase or sale of an investment of a security for me, except where Custodian may purchase or sell a publicly-held security on my behalf, at my own direction through its affiliate that receives a commission for such transaction.
- Custodian is neither an agent nor a representative of any investment program or other entity in which or with which I may invest; and any salesperson, promoter, financial advisor, broker or other party involved in the purchase or sale of my investment shall be considered my own agent and representative and not the agent or representative of Custodian. Custodian has no duty or responsibility to investigate or make recommendations as to my choice of agent. Custodian shall not be responsible for or bound by any representations, warranties, statements or commitments made by such party.
- Custodian is acting solely as a passive custodian to hold Retirement Account assets and in no other capacity, an affiliate may receive a commission in connection with the unsolicited purchase or sale of a publicly-traded security. Custodian has no responsibility to question any investment directions given by me or any appointed financial representative. I further understand that custodian does not compensate nor receive compensation from the undersigned chosen representative.
- Custodian shall be under no obligation or duty to investigate, analyze, monitor, verify title to or otherwise evaluate any investment contemplated herein, or to obtain or maintain insurance coverage (whether liability, property or otherwise) with respect to any assets or investment purchased by me. Custodian shall not be responsible to take any action should there be any default with regard to this investment.
- It is not the responsibility of Custodian to review the prudence, merits, viability or suitability of any investment made by me or to determine whether the investment is acceptable under ERISA, the Internal Revenue Code or any other applicable law. I understand that certain transactions are prohibited in individual retirement accounts and qualified retirement plans under Section 4975 of the Internal Revenue Code. I further understand that the determination of a prohibited transaction depends on the facts and circumstances that surround the particular transaction. Custodian will make no determination as to whether my investment is prohibited.
I further understand that should my Retirement Account engage in a prohibited transaction, my account will incur a taxable distribution as well as possible penalties. I represent to Custodian that I have consulted with my own legal and accounting advisors to ensure that my investment does not constitute a prohibited transaction and that my investment complies with all applicable federal and state laws, regulations and requirements including without limitation that the offering entity or individual is not a disqualified person under IRC 4975 (e) (2), nor a "party in interest" as defined in ERISA section 3 (14). In the event any investment for my retirement account produces taxable income (unrelated or debt financed) pursuant to IRC 511-514, I agree to prepare or have prepared for me, the required 990T tax form along with a direction of investment authorizing the custodian to pay taxes from my account. Forms need to be submitted to the Custodian for filing 5 days prior to the date on which they are due.
- Custodian does not provide legal or tax services or advice with respect to my investment; and the undersigned releases and indemnifies, and agrees to hold harmless and defend Custodian in the event that my investment or sale of assets pursuant to the Direction of Investment violates any federal or state law or regulation or otherwise results in a disqualification, penalty, fine or tax imposed upon the IRA, Custodian or the undersigned.
- Custodian shall be fully protected in acting upon any instrument, certificate or paper believed to be genuine and to be signed or presented by the proper person or persons whether or not by facsimile or other copy, and Custodian shall be under no duty to make any investigation or inquiry as to any statement contained in any such writing, but may accept the same as conclusive evidence of the truth and accuracy of the statements therein contained.
- The undersigned represents to Custodian that if my investment is a "security" under applicable federal or state securities laws, such investment has been registered or is exempt from registration under federal and state securities laws; and the undersigned releases and waives all claims against Custodian for its role in carrying out the instructions of the undersigned with respect to such investment. The undersigned acknowledges that the foregoing representation is being relied upon by Custodian in accepting the undersigned's direction of investment and agrees to indemnify Custodian with respect to all costs, expenses (including attorneys' fees), fines, penalties, liabilities, damages, actions, judgments and claims arising out of such investment and/or a breach of the foregoing representation.
- The undersigned authorizes and directs Custodian to execute and deliver, on behalf of my Retirement Account, any and all documents delivered to Custodian in connection with my investment; and Custodian shall have no responsibility to verify or determine that any such documents are complete, accurate or constitute the documents necessary to comply with this Direction.
- Custodian shall only be responsible to comply with those investment directions given by the undersigned to purchase, retain and/or sell assets obtainable by Custodian "over-the-counter" or on a recognized exchange or otherwise, including, without limitation, bank deposits, real property, promissory notes and other indebtedness, mortgages, securities, interests in partnerships and limited liability companies, accounts receivable, security interests, and precious metals, etc.; provided in each case that the investment may be obtained by Custodian and is compatible with its administrative and operational requirements and framework, as determined by Custodian, in its sole discretion.
The undersigned agrees that any documents sent to the undersigned by Custodian in connection with my investment shall be deemed approved by the undersigned, unless written notice to the contrary is received by Custodian within five (5) days after delivery of such documents by Custodian.
Custodian has no duty or responsibility to disburse any payment for my investment without my express direction. I agree to furnish Custodian with payment instructions utilizing Custodian's Direction of Investment form. Custodian also has the right not to effect any transaction/investment which it deems to be beyond the scope of its administrative capabilities or expertise.
Custodian has no responsibility to forward to me any documents or notifications regarding my investment and I agree that it is my own responsibility to assure delivery of all such notices and documents to me.
Custodian shall have no duty or obligation to notify the undersigned with respect to any information, knowledge, irregularities or concerns of Custodian relating to my investment or my financial advisor, broker, agent, promoter or representative, except as to civil pleadings or court orders received by Custodian.
- Custodian shall use reasonable efforts to acquire or sell investments in accordance with the directions of the undersigned within a reasonable period of time after Custodian has received an investment direction and Custodian shall make reasonable efforts to notify the undersigned if Custodian is unable or unwilling to comply with an investment direction. Custodian shall, subject to the foregoing, remit funds as directed, but has no responsibility to verify or assure that such funds have been invested to purchase or acquire the asset selected by me.
The undersigned consents to the fee schedule of Custodian as in effect, as may be modified from time to time. The undersigned understands that valuations of illiquid assets (assets that are not traded on a public exchange) are generally reported at cost, or values provided to us by issuers, program sponsors, Retirement Account owners or estimates of value. These values are only for guidance or reporting purposes and should not be deemed an accurate representation of true fair market value of the asset. Where no readily available market information exists assets may be designated "not available".
- Custodian's responsibilities and duties shall be limited to those expressly provided herein and under Custodian's IRA Adoption Agreement and/or custodial account agreement as in effect from time to time; and Custodian shall have no liability to the undersigned, whether for negligence, breach of fiduciary duty or otherwise, except for a breach of the terms of this Agreement, the IRA Adoption Agreement, or custodial account agreement of Custodian as may be in effect from time to time.
- The undersigned agrees to reimburse or advance to Custodian, on demand, all legal fees, expenses, costs, fines and penalties incurred or to be incurred in connection with the defense, contest or prosecution of any claim made, threatened or asserted pertaining to the undersigned's investment through Custodian, including, without limitation, claims asserted by the undersigned, any state or federal regulatory authority or self regulatory organization.
The undersigned releases and indemnifies, holds harmless and defends Custodian from any and all claims, damages, liability, actions, costs, expenses (including, without limitation, attorneys' fees) and responsibility for any loss resulting to the Retirement Account, the undersigned or to any beneficiary or incurred by Custodian, in connection with or by reason of any sale or investment made or other action taken (or omitted to be taken) pursuant to and/or in connection with the above Direction or resulting from serving as Custodian hereunder.

My Retirement Account is self-directed and I, alone, am responsible for the selection, due diligence, management, review and retention of all investments in my account. I agree that the Custodian is not a "fiduciary" for my account, as said term is defined in the Internal Revenue Code, ERISA or any other applicable federal, state or local laws. I hereby direct the custodian, in a passive capacity, to enact this transaction for my account, in accordance with my adoption agreement.

SIGN & DATE

By signing below you are indicating you have read and understand the attached four (4) pages.

Signature of Account Holder

Date

Signature of Custodian

Date

Account Number

1 ACCOUNT HOLDER INFORMATION

ACCOUNT HOLDER NAME	ACCOUNT NUMBER
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BRING THIS FORM TO THE AUCTION/SALE Please complete this worksheet immediately following the tax lien auction/sale. All information must be included in order to ensure timely processing. Worksheet must be remitted with a copy of the purchase receipt from the county to Equity Institutional no later than five business days following the auction/sale.

2 THREE IMPORTANT REMINDERS FOR THE AUCTION / SALE

1 Ensure all tax liens are titled to your Retirement Account correctly. The correct titling is shown as follows:	2 Ensure the county properly lists the Tax ID Number for your retirement account and not your personal Tax ID Number:	3 Ensure the county properly lists Equity Trust Company's address for owner of the lien:
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“Equity Trust Company Custodian FBO (Account Holder’s Name) IRA” <i>For additional titling instructions: Contact a Client Service Representative.</i>	Use Employer Identification Number established for your IRA	Equity Trust Company Attn: Institutional Accounts P.O. Box 451159 Westlake, OH 44145
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3 SPECIFY ASSET PURCHASED AT THIS AUCTION / SALE

<input type="checkbox"/> TAX DEED:		
PARCEL NUMBER	CONTRACT PRICE OF THE PROPERTY	
ADDRESS		
CITY	STATE	ZIP CODE
What percentage of ownership will your IRA have in the property? _____ %	Will this property produce rental income? <input type="checkbox"/> YES <input type="checkbox"/> NO	
PARCEL NUMBER	CONTRACT PRICE OF THE PROPERTY	
ADDRESS		
CITY	STATE	ZIP CODE
What percentage of ownership will your IRA have in the property? _____ %	Will this property produce rental income? <input type="checkbox"/> YES <input type="checkbox"/> NO	
PARCEL NUMBER	CONTRACT PRICE OF THE PROPERTY	
ADDRESS		
CITY	STATE	ZIP CODE
What percentage of ownership will your IRA have in the property? _____ %	Will this property produce rental income? <input type="checkbox"/> YES <input type="checkbox"/> NO	
Rental Income Payments All rental payments must be accompanied by a deposit coupon. All payments without a coupon will be returned. Please mail the original recorded deed along with this form to be placed in Safekeeping for your account.		

SEE NEXT PAGE TO LIST TAX LIENS ▶

SIGN & DATE

X _____ Account Owner’s Signature	_____ Date	X _____ Custodian’s Signature	_____ Date
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