



Secured Note Investment Kit



When To Use This Kit

When you want to purchase a Secured Promissory Note with your Self-Directed IRA.

Fees and Processing Times

Transaction Fee:

Purchase Of Asset - \$125.00

Check or Wire Fees May Apply:

Check Fee - \$5.00 Wire Fee - \$30.00

Annual Recordkeeping Fee: Fees based on your selection on the Fee Schedule (Option 1 or 2)

Processing Time

Vantage will process your transaction within 2 business days once all documentation is received in good order.

Contact Information

Physical Address: 20860 N. Tatum Blvd. #240

Phoenix, AZ 85050

Website: VantageIRAs.com

Email: RealEstate@VantageIRAs.com

Documents Needed

Secured Note Purchase

- Buy Direction Letter
- Closing Documents "Read and Approved" by Account Holder
- Original Note With Maturity Date (Original signatures by both Lender and Borrower required.)
- Recorded Deed
 (If the Note is secured by Deed of Trust)
- ☐ Due Diligence Activities and Investment Representations Release

Need Help? Call 866.459.4580 and an IRA Transaction Specialist will assist you. Or, visit VTools online.

Submission Options

Mail: Vantage Self-Directed Retirement Plans

20860 N. Tatum Blvd. #240

Phoenix, AZ 85050

Fax: 480.306.8408

Email: RealEstate@VantageIRAs.com

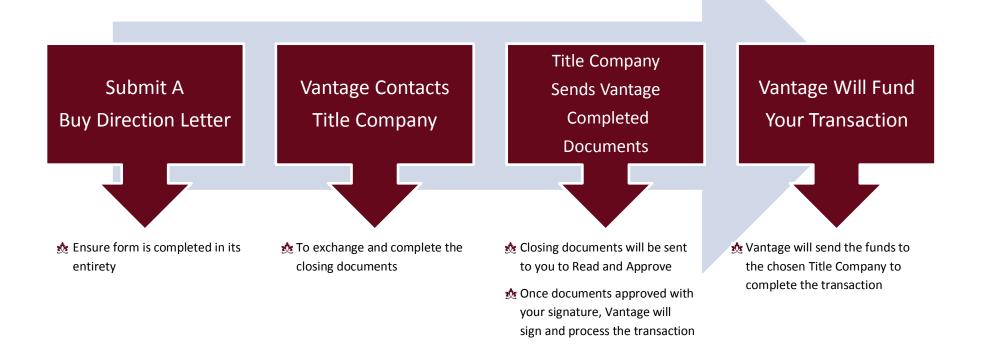
* ORIGINALS OF THE ORIGINAL NOTE REQUIRED *

The Buy Direction Letter and Closing Documents May Be Faxed Or Emailed. The Recorded Deed, If Applicable, May Be Original Or A Copy Dependant Upon The Percentage Of Ownership.





Having established your Vantage Self-Directed IRA and funded your account, below is a high level flowchart to assist you in the transaction process of investing in a Note Secured by a Deed of Trust. Please refer to our Note Secured by Deed of Trust Investment Purchase Checklist or contact us for step-by-step instructions.





NOTE SECURED BY DEED OF TRUST INVESTMENT PURCHASE CHECKLIST

To better serve you, below please find the information requested to initiate a Note Secured by Deed of Trust investment.

Upon receipt of the completed Buy Direction Letter, a Vantage representative will contact the Title Company and provide them with a list of documents requested for this transaction. The complete package will be forwarded to you for approval prior to funding.

NOTE: All documents must be received in good order at least four (4) business days prior to funding. Documents received after 2pm will be considered as received the next business day.

Submit the following to Vantage Retirement Plans:

Secured and Unsecured Note Buy Direction Letter

The following sections under Secured Notes must be completed to purchase the asset:

- Account Holder Information (Use your Vantage account number)
- Asset Description
- Transaction Fees
- Delivery Instructions
- Signature and Date
- All vesting must read Vantage Retirement Plans, LLC. FBO <client name>(Traditional, Roth, SEP)IRA#<Account No 1>

The Closing documents are to be provided by the Title Company to the Account Holder. This purchase cannot be transacted until the Closing Documents have been signed "Read and Approved" by the Account Holder.

Documents submitted to Vantage Retirement Plans:

Investments@ VantageIRAs.com

By Email:

By Mail:

By Fax:

(480) 306-8408

Vantage Retirement Plans, LLC 20860 N. Tatum Blvd., Ste 240

Phoenix, AZ 85050

VantageIRAs.com



Buy Direction Letter

Date Stamp (Office use only)

Secured or Unsecured Note

This is a fillable PDF form. To complete the form, click in an area and type.

	This is a fundate 1 DF forms, 10 comp	tete the form, click in an area and type.		
Account Owner Inf	ormation (As it appears on your acco	unt application)		
Legal Name:	First, Middle, Last	Vantage Account #:		
I HEREBY AUTHO	RIZE AND DIRECT ADMINISTRA	TOR TO BUY THE BELOW ASSET FOR MY ACCOUNT:		
Secured Note				
Asset Description or Pro <i>notes) or a detailed description of the sec</i>	- ·	the full physical address which appears on the current deed or tax records (if purchasing real estate		
O Buy existing note	○ New note	○ Carry back from a real estate sale		
Note Secured By:	O Deed of Trust O	Other:		
Borrower(s) Name(s): _(If more than one borrower, include				
Borrower's Address: (Address where payment coupons	/borrower notices are to be sent.)			
Telephone: (Borrower's telephone number.)		Social Security or EIN Number:		
	nership of the Note:%	Maturity Date:		
Dollar Amount to be Fu	nded: \$	Note Amount: \$		
Principal Balance: \$		Amortization Schedule: O Yes O No (If Yes, please attach a copy)		
Loan Servicer's Address	√antage is not a Loan Servicer S :			
Escrow/Title Co./Attorn phones, and fax numbers.)	ney(s) (Entity(ies) responsible for closing the tro	ansaction between account and the Buyer. If multiple entities, please include all names,		
Unsecured Note				
O Buy existing note	O New note	O Carry back from a real estate sale		
Borrower(s) Name(s): (If more than one borrower, include	de all names.)			
Borrower's Address: (Address where payment coupons	/borrower notices are to be sent.)			
Telephone: (Borrower's telephone number.)		_Social Security or EIN Number:		
		Maturity Date:		
Dollar Amount to be Fu	nded: \$	Note Amount: \$		
Principal Balance: \$		Amortization Schedule: O Yes O No (If Yes, please attach a copy)		

Transaction Fees If cash balance is inadequate	S (All fees due at time of transaction. If no indicat , transaction will not be processed.)	ion is made, fees will b	oe deducted from your	uninvested cash balanc	e, if available.
O Vantage Account	O Check (Made payable to Vantage)	O Visa	O MC	O Discover	O AMEX
Name On Card:					
Card Number:			Exp.:	CVC:_	
Billing Address: _					
City:			State:	Zip: _	
Delivery Instruc	tions				
CHECK (Made payable	to Payee/Seller) (\$5 Fee) OCASH	HIERS CHECK (Made payable to Paye	e/Seller) (\$30 Fee)	
O Will Pick Up	not be delivered to a P.O. Box) (\$30 Fee)		City:	State:	_ ZIP:
O WIRE: Bank Name		Account #:		Routing #:	
O ACH (Please complete C	outgoing Wiring Instructions Form)				
Vantage Retirement Plans, L.L.C. ("Acustodian ("Custodian") as set forth i and conditions of the Account Applie I, the undersigned Account Owner, appropriateness, security, and/or sui with respect to the investment direc would undertake prior to making ar under the Employee Retirement Incoto review any investments for all inv I understand and agree that neither local law. I agree to release, indemniarising out of this Buy Direction Lett IRC, ERISA, and/or any other applical my account and/or investment whe to represent them and to deduct fro not limited to, all attorneys' fees and incurred by Administrator and/or Cupromptly reimburse the Litigation Cotte. I also understan	understand that my Account is self-directed and that Adm tability of any investment. I acknowledge that I have not req tive set forth in this Buy Direction Letter. I understand that in y investment, including, but not limited to, title and lien sea ome Securities Act ("ERISA"), the Internal Revenue Code ("IRC estment risks and to ensure compliance with these requiren Administrator nor Custodian is a "fiduciary" to me or for my fig. defend, and hold Administrator and Custodian harmless fer and/or this investment, including, but not limited to, clain ble federal, state, or local law, or any claim related to incomprein Administrator or Custodian is named as a party, Adminim my Account amounts sufficient to pay for any costs and excosts, and internal costs (collectively, "Litigation Costs"). If the stodian, upon demand by Administrator and/or Custodian, losts, Administrator and Custodian are not required and agree that Administrator and Custodian are not required.	in duties in connection with ation"). The terms and condition"). The terms and condition"). The terms and condition and custodian we uested that Administrator of the same responsibility to controles. I understand that new any applicable federated in the same and condition and condition and custodian have a same are insufficient funds will promptly reimburse as yocal right to freeze my assert to take any action shou	Account Owner's self-dire litions of this document are will not conduct any invest or Custodian provide, and Aduct all due diligence and either Administrator nor Cual, state, or local law, including the provided in this Buy Dire the full and unequivocal istrator or Custodian in cor in my Account to fully rein dum Account to fully rein during the peans of the full and unequivocal istrator or Custodian in cor in my Account to fully reind during the peans of the full and unequivocal istrator or Custodian in cor in the full and unequivocal istrator or Custodian	gation or due diligence or red diministrator and Custodian hall other investigation that a stodian determine whether a ing securities laws. I understa d in the IRC, ERISA, and/or any liabilities, losses, penalties, fi ed, properly secured, or other ction Letter. In the event of a right, at their sole discretion, to nection with such claims and aburse Administrator and Cus nthe outstanding balance of ad/or initiate legal action to control	view the merits, legitimacy ave not provided, any advice reasonably prudent investo any investment is acceptable and that it is my responsibility of applicable federal, state, or anes and/or claims by others wise in compliance with the claim by any party related to to select their own attorney: 1/or litigation for all Litigation Coste the Litigation Costs. If I fail to obtain full reimbursement or
liability Administrator and Custodiar anything different than as set forth affect the remaining provisions, wh	I this transaction as specified above. I confirm that the decis of for all investment risks under the foregoing hold harmless herein. If any provision of this Buy Direction Letter is found ich remain in full force and effect. For purposes of this Buy-I ss partners. I declare that I have examined this document,	provision. I understand that to be illegal, invalid, void, Direction Letter, the terms	at no person affiliated with or unenforceable, such pro Administrator and Custodi	n Administrator or Custodian I evision is severed and such illo an include their agents, assio	nas any authority to agree to egality or invalidity does no Ins, joint ventures, licensees
I understand that all terms and cond	litions set forth in my Account Application and other docum	ents from Administrator re	main in full force and effec	t.	
Transactions with insufficient funds your transaction can be processed.	will not be processed until sufficient funds are received. If fe	es are being deducted fron	n your account, the full am	ount of the transaction plus f	ees must be available befor
OFFIC	E MUST BE IN RECEIPT OF T	HE ORIGINA	L NOTE PRIC	OR TO FUNDIN	G.
NOTE: Please allow Van next business day.	tage two (2) business days to complete you	ır request. Docume	ents received after	2pm will be consider	ed as received the
Account Owner's Sig	nature:			Date:	
	(I have read the disclosure above the signat	ure line before signing an	nd dating and agree with	its contents.)	

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DUE DILIGENCE ACTIVITIES AND INVESTMENT REPRESENTATIONS RELEASE OF VANTAGE RETIREMENT PLANS, LLC

I,					
I understand and agree that neither Custodian nor Administrator will no otherwise, any investment advice, structure, guidance, or strategies, or any tax advice or endorsement of professional relationships or products ("Advisory Activities"). I understand, through its website, workshops, or otherwise, and I am not relying upon, any rinvestment, including, but not limited to, the quality of an investment, investment paran investment strategy, security lien positions, placement of security interests, the crecompliance with the Employee Retirement Income Securities Act ("ERISA"), the Interlaw, including securities laws ("Investment Representations"). If I desire any Advisory Administrator or Custodian, in the broadest sense, but will consult with an appropriate	te, legal advice, due diligence, research, recording or title services, derstand and agree that neither Custodian nor Administrator have representations, warranties, promises, or guarantees regarding any erformance, preservation of capital, return on capital, feasibility of edibility of business practices, ethics of any kind, or an investment's nal Revenue Code ("IRC"), or any applicable federal, state, or local Activities or Investment Representations, I will not look to or rely on				
I am aware of the transactions prohibited by Internal Revenue Code Section Administrator to participate in any Prohibited Transaction, and I will fully indemnify Adr Transaction.					
Understanding that neither Custodian nor Administrator does not provide Adin Prohibited Transactions, I release Administrator from any claims regarding Advisory Administrator sense. Specifically, I release and forever discharge Administrator an otherwise assert against Administrator, in any forum, any and all claims of any nature Administrator or Custodian, arising out of or related to Advisory Activities, Investment all claims, whether known or unknown, present or future. It is my intention to fully, fill Investment Representations, or Prohibited Transactions, and in furtherance of this intention to my additional claims or facts.	Activities, Investment Representations, and Prohibited Transactions, d Custodian, and covenant not to directly or indirectly sue for or e whatsoever, which I had, now have, or may claim to have against Representations, or Prohibited Transactions. This release extends to inally, and forever release any claims regarding Advisory Activities,				
I understand and agree that neither Administrator provides services as a recome, Administrator and Custodian, whether by e-mail, U.S. Mail, facsimile, direction/addinistrator may communicate with me by e-mail, and I will regularly check the e-motice to Administrator within ten (10) days of any change in the contact informatiservices and resign as administrator if I do not respond to written correspondence from	uthorization letter, or otherwise, creates a contractual relationship. ail address(es) that I provide to Administrator. I will provide written on provided to Administrator. Administrator may cease providing				
I have carefully read this document and I understand its contents. I under enforceable agreement under which I will be giving up rights and potential claims. I hefore signing it.	, , ,				
I have freely signed this document in	Date				
ВУ					
SIGNATURE					
PRINT NAME					