

Direction of Investment – Secured Promissory Note

IMPORTANT INFORMATION

This form shall be used for secured notes. IF the note is NOT being secured by real estate or other collateral, then the **Direction of Investment- Un-Secured Promissory Note** Form shall be completed. As Lender, the note should be payable to: **Directed Trust Company FBO (Client Name)(Account Type)**. For example, **Directed Trust Company FBO John Smith Traditional IRA, Directed Trust Company FBO John Smith Roth IRA, Directed Trust Company FBO John Smith HSA, or Directed Trust Company FBO John Smith Solo 401(k) Roth, etc.**

The Account Owner is responsible for obtaining a copy of the executed documents for his/her review and records, and shall provide final copies to Directed IRA. These documents should include the following.

- **Original signed note or Assignment of Note (Required)**
- **Deed of Trust, mortgage, or security agreement (required)**

NOTE: All documents that Directed IRA is asked to sign on behalf of an Account Owner's Retirement Plan must be signed "read and approved" by the Account Owner in advance.

Please include a payment and amortization schedule and, where applicable, the loan servicing agreement for any third-party loan servicer.

Processing Options

Select an option below. If no option is selected, Directed IRA will process your request as normal (within 3 business days). I understand that if my account does not have sufficient funds, my transaction may not be processed. Processing cannot begin until all Investment Documents have been received and determined to be in good order.

- Next-Day Service (\$150) – Must be received by 4pm MST Same-Day Service (\$250) – Must be received by 10am MST

1. Account Owner Information

First Name: _____ MI: _____ Last Name: _____

Last 4 of SSN: _____ Date of Birth: _____ Phone Number: _____

Directed IRA Account Number: _____ Account Type: _____

2. Note Information *Check any that apply*

* I hereby authorize Directed Trust Company to execute (if applicable), the attached documents pertaining to this investment on behalf of my account.

New Note

- This is a new Note and The Loan Amount is \$ _____

Existing Note

- This is a purchase of an existing Note that is in good standing.
- This is a purchase of an existing Note that is in default and is non-performing.
- This Note is being purchased at a discount to the Note face value, the current amount owed on the Note is \$ _____

Loan Amount (The amount below is the amount that you request to be sent for the purchase of the Note Investment)

Loan Amount for New Note or Purchase Amount for Existing Note: \$ _____

Terms of the Note Principal and Interest Interest only

Interest Rate: _____% Maturity Date: _____ Total Number of Payments: _____

Payment Amount: \$ _____ Date of First Payment: _____

Frequency of payments: Monthly Annually Lump Sum Other _____

3. Borrower Information (Borrower who is an Individual)

Borrower Name (First, M, Last): _____

Borrower's Social Security Number: _____

Borrower's Address: _____

City: _____ State: _____ Zip Code: _____

Borrower's Phone Number: _____ Borrower's Email Address: _____

4. Borrower Information (If Borrower is a Corporation, LP, LLC, or other entity)

Name of Borrowing Entity: _____

Contact Name (First, M, Last): _____

Title at Company: _____

Borrowing Entity's Tax ID Number: _____ State in which company is Registered: _____

Borrower's Address: _____

City: _____ State: _____ Zip Code: _____

Borrower's Phone Number: _____ Borrower's Email Address: _____

5. Funding Instructions*Please select option A or B below:*A. Check

Make Check Payable To: _____

Mail Check To: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Delivery: Regular Mail (7-10 business days) Priority Mail (2-3 business days) (\$15.00) Overnight Mail (\$35.00)B. Electronic Funds Transfer

Bank Name: _____ Routing Number: _____

Account Holder's Name: _____ Account Number: _____

Reference Number: _____ Funding Deadline: _____

Delivery: Wire ACH Account Type: Checking Savings*Routing Number may differ depending on selection

Name of Title/Escrow/Closing Attorney to Receive Funds (if applicable): _____

If a title/escrow company/closing attorney is escrowing the funds, please provide the Title/Escrow Company/Closing Attorney Information in Section 6.B. below. The Check and/or Wire information should be as instructed by title/escrow. I authorize Directed Trust Company to wire funds to the referenced Title/Escrow Company/Closing Attorney who shall obtain signed documents and release funds at closing.

6. Secured Document (Deed of Trust, Mortgage, Security Agreement/UCC)**A. Type of Securing Collateral** Real Property* Vehicle Company Shares Manufactured or mobile home Equipment/UCC Participation Agreement/Mortgage Pool Other type of collateral: _____*If Note is secured by a deed of trust or mortgage, please indicate if in: First Lien Position or Second Lien Position

Property Address		
City	State	Zip

*Deed of Trust or Mortgage must be recorded in the county where the Real Property is located. A copy of the recorded Deed of Trust or Mortgage must be submitted to Directed Trust Company.

B. Who is handling the recoding/filing of the deed of trust, mortgage, or UCC?

A Title/Escrow Company/Closing Attorney will record the Deed of Trust or Mortgage

Title/Escrow Office/Law Firm: _____ Contact Name: _____
 Phone: _____ E-mail: _____


I, the account owner will record the Deed of Trust or Mortgage and I understand the legal requirements (See notice below, by checking this box you agree to the following notice). ****NOTICE: Most experienced lenders and banks/credit unions use title/escrow/closing attorneys to handle their loan documents and the funding and recording of the deed of trust or mortgage. By agreeing to record the Deed of Trust or Mortgage yourself, you hereby agree that you understand the recording requirements, document requirements and terms, and title history of the property. You also agree to return a recorded copy to Directed IRA.****

7. Acknowledgment & Signature

My 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 Directed Trust Company (Tradename, Directed IRA), the Custodian and Administrator, is not a "fiduciary" for my account, as the term is defined in the Internal Revenue Code, ERISA or any other applicable federal, state or local laws. I understand and acknowledge that by directing Directed Trust Company to execute any investment documents on behalf of my account, any obligations, declarations, duties, responsibilities, or liabilities contained in such investment documents strictly pertain to me, as the account owner, and shall not apply to Directed Trust Company in any capacity, as Directed Trust Company is solely the passive, directed custodian for my account and acts only pursuant to my written instruction. I acknowledge and confirm that I have received, read and understand each of the disclosures for my account(s) and direction(s) of investment, and consent and agree to the terms and condition contained therein.

By signing below, I hereby direct Directed Trust Company, in its passive capacity, to enact this transaction for my account by signing on behalf of my account where indicated in the investment documents and hereby release, indemnify, and agree to hold harmless and defend Directed Trust Company in the event that this transaction violates any federal or state law or regulation, results in litigation, or otherwise results in disqualification, penalty, fine, or tax imposed upon me, my account, or Directed Trust Company.

Please note electronic signatures on the Direction of Investment form must include the electronic signature Certification page or Certification Stamp. If one is not included we will not be able to process the Direction of Investment Form.

 _____
 Account Owner Signature

 Date

INVESTMENTS: NOT FDIC INSURED ■ NO GUARANTEE ■ MAY LOSE VALUE

Secure File Upload	Email Forms to: Investments@directedira.com	Send Mail to: 3033 N. Central Ave. Ste. 415 Phoenix, AZ 85012	Phone: (602) 899-9396 Fax: (602) 899-9641
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Directed IRA is a tradename of Directed Trust Company, an Arizona Corporation

Direction of Investment Disclosure

1. ACCOUNT OWNER WARRANTIES. As an account owner of a self-directed retirement account, I represent and warrant to Directed IRA Tradename Directed Trust Company (“Custodian”) the following:

- I. I warrant that I have properly titled the asset held by my retirement account;
- II. I warrant that I am not receiving any personal benefit from the investments made by retirement account (e.g. using your rental property as a vacation home);
- III. I acknowledge that if my retirement account invests in an asset that does not provide an automated update in regards to its fair market value (FMV), I must provide that value to Directed IRA each year as requested;
- IV. I acknowledge that an investment in my retirement account may create Unrelated Business Taxable Income (UBTI), and I should consult my tax advisor on the tax consequences of my investment;
- V. I warranty that my retirement account has invested in an asset that complies with all applicable federal and/or state requirements;
- VI. I warrant that I have provided all documentation associated with my investment to Directed IRA.
- VII. I acknowledge that I have read the disclosures provided with the Direction of Investment and accept any and all risk that may be associated with the asset I have chosen; and
- VIII. I understand that Custodian does NOT insure the investments made by retirement account.

2. Custodian nor Custodian’s agent has NOT selected nor recommended any investment for me; and neither Custodian nor any employee of Custodian has acted as a broker dealer or salesperson in completing any purchase or sale of an investment or a security from me.

3. Custodian has 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 Account Owner. Custodian shall not be responsible to take any action should there be any default or any other obligation with regard to this investment unless instructed in a signed writing by Account Owner.

4. It is not the responsibility of Custodian to review or consider 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.

5. Custodian will make no determination as to whether my investment is prohibited. I further understand that should my account engage in a prohibited transaction, my account will incur a taxable distribution as well as possible penalties.

6. I represent to Custodian that I have consulted with my own legal, tax and accounting advisors to insure 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).

7. 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 five (5) days prior to the date on which they are due.

8. 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 account, Custodian, or the undersigned.

9. 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.

10. The undersigned represents to Custodian that if any 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 attorney's fees). Fines, penalties, liabilities, damages, actions, judgements and claims arising out of such investment and/or breach of the foregoing representation.

11. 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 the Custodian with the documents.

12. Any suit filed against Custodian and Administrator arising out of or in connection with its role as Custodian and Administrator of the undersigned's account shall only be initiated in the courts of Maricopa County, Phoenix; and the undersigned agrees to submit to such jurisdiction.

13. 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 connections 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.

14. The undersigned releases and indemnifies, holds harmless and defends Custodian from any and all claims, damages, liability, actions, costs, expenses (including, without limitation, attorney's fees) and responsibility for any loss resulting to the account, the undersigned or to any beneficiary or incurred by Custodian, in connections 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 this Direction of Investment or resulting therefrom. Under no circumstances shall Custodian be subject to or liable for any consequential, incidental, indirect, special, exemplary or similar damages, including without limitation, damages or costs incurred as a result of loss of time, loss of savings, loss of data, loss of revenues and/or profits, whether foreseeable or unforeseeable that may arise out of or in connection with this agreement or Custodian complying with your directions, regardless if such damages are based in contract, tort, warranty, negligence, strict liability, products liability or otherwise.

15. The undersigned acknowledges, understands and agrees that this Direction of Investment and any other Direction of Investment of the undersigned is subject to all of the term, conditions, representations, warranties and agreements contained in this Direction of Investment Disclosures, the undersigned's Custodial Agreement and Disclosure Information and any other documents or disclosures provided to you by Custodian.



Account Owner Signature

Date

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[Secure File Upload](http://www.directedira.com/secureupload)

www.directedira.com/secureupload

Email Forms to:

Investments@directedira.com

Send Mail to:

3033 N. Central Ave. Ste. 415
Phoenix, AZ 85012

Phone: (602) 899-9396

Fax: (602) 899-9641

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