



Real Estate Pre-Investment Checklist

IMPORTANT INFORMATION:

- Appoint a property manager (optional).
- Maintain enough cash to manage expenses.
A broken window, a leaky faucet, a new stove — anything your property needs, the IRA requires that you pay for it with cash from your IRA.
- Use IRA funds for earnest money deposits.
- If financing your real estate purchase, use a non-recourse loan.
If you supplement your investment by obtaining a loan, it must be a non-recourse loan. For more information on UDFI (Unrelated Debt Finance Income), consult with a CPA or Tax Professional. For more general information, please contact Pacific Premier Trust Client Services.
- Gather the required documents (see below).
All documents should reflect the title or owner to be Pacific Premier Trust, Custodian, FBO (Client Name), IRA (or applicable account type).

REQUIRED DOCUMENTS

Documents Required by Pacific Premier Trust	Source of Documents	
	Pacific Premier Trust	3 RD Party
For all Real Estate Investments:		
Real Estate Investment Authorization Form	✓	
Earnest Money Deposit Request	✓	
Conveyance Deed		✓
Preliminary Owner's Title Report (within 90 days)		✓
Settlement Statement		✓
Escrow Instructions (if applicable)		✓
Property Manager Agreement		✓
Loan Documents (applicable for non-recourse loan)		✓
If a Transfer-In/Rollover:		
Transfer-in/Rollover Form	✓	✓
Account Statement reflecting the asset (dated within 60 days)		✓
Copy of existing recorded Deed from current custodian		✓
Proposed Deed with Pacific Premier Trust listed as the beneficiary (a Letter of Instruction from the resigning custodian can be used in place of this, contact Pacific Premier Trust for more information)		✓

All documents requiring Pacific Premier Trust signature must be signed by the client prior as read and approved.

You can find Pacific Premier Trust forms by visiting www.PacificPremierTrust.com/forms or call Client Services for additional assistance at 800-962-4238.

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