

PROCESS TO PURCHASE REAL ESTATE - TRUST DEED INVESTMENT



CLIENT



MORTGAGE BROKER



CUSTODIAN

<p>Client performs due diligence and selects licensed Mortgage Broker.</p>	<p>Mortgage Broker completes Mortgage Broker Debt Representation Acknowledgement and sends to Custodian.</p>	
<p>Client completes an Investment Authorization & Direction Form to grant Custodian authority to send funds to the Mortgage Broker. Client will be assessed a Trust Deed Investment Transaction Fee.</p>	<p>Mortgage Broker provides Custodian with draft Deed of Trust, Preliminary Title Policy and investment documentation completed by Client.</p>	<p>Custodian receives documentation from Client and Mortgage Broker and processes the investment request.</p>
	<p>Mortgage Broker provides Custodian with recorded Deed of Trust, Title Policy, property insurance, and Promissory Note.</p>	
	<p>Mortgage Broker provides interest income to the Custodian based on the terms of the Promissory Note.</p>	<p>Custodian receives interest income to the Client's IRA from the Mortgage Broker.</p>
	<p>Mortgage Broker provides applicable tax reporting to the Custodian annually for all income paid.</p>	