



Real estate pre-investment checklist

- ✓ **Hire a property manager.**
- ✓ **Maintain enough cash to manage expenses.**
A broken window, a leaky faucet, a new stove – anything your property needs, the IRS 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 information, contact a PENSCO specialist.
- ✓ **Gather the required documents (see below).**
All documents should reflect the title or owner to be PENSCO Trust Company Custodian FBO (Your name), IRA ____% (indicating the % of ownership).

Required Documents

Documents required by PENSCO	Source of documents	
	PENSCO	3rd party
Real estate investment authorization form	x	
Earnest money deposit request	x	
Conveyance deed		x
Preliminary owner's title report		x
Settlement statement		x
Escrow instructions (if escrow agent is used)		x
Property manager agreement		x
Loan documents (applicable for non-recourse loan)		x
Deed and title policy (if the property is a transfer or rollover from another custodian)		x

x = source of document or form.

You can find PENSCO forms by going to www.pensco.com/forms or give us a call and we can point you in the right direction: 1-866-818-4472