



### **The Do's and Don'ts of Real Estate in Your IRA**

1. The property is deeded and recorded in the name of your IRA; therefore the IRA is the owner.
2. All expenses associated with the property, i.e. repairs and maintenance, HOA dues, property taxes, etc. must be paid from IRA funds.
3. If you are utilizing the services of a Property Management Company the account must be set up in the name of your IRA with our custodial tax id for rental income reporting.
4. All income generated from the property must be deposited and credited to your IRA account. An IRA owner may then take a distribution from their IRA if they choose.
5. There can be no co-mingling of IRA funds and your personal funds. Your IRA may not "reimburse" you personally for an invoice paid with personal funds. This becomes a taxable distribution.
6. All invoices, bills, etc. accompanied by our Payment Authorization Letter must be sent to our office for payment from IRA funds.
7. All mortgages on property in an IRA must be paid from IRA funds and processed through our office. Property management companies may not pay mortgages.
8. We cannot accept cash from an IRA owner or their tenant/borrower for any income payments to be credited to the IRA. All income must be in the form of a check, money order, cashier's check or wire.
9. IRA owners cannot accept cash for rent and in turn purchase a money order or cashier's check to send to their IRA. This is considered a contribution.
10. IRA owners may not allow outstanding expenses associated with a property to become delinquent resulting in a lien against the property. This includes but is not limited to property taxes, HOA or POA dues, mortgages, etc.

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Client signature as "Read and Understood"