

Check Book IRA[®]

Invest intelligently. Enjoy the rewards.



Join the thousands of Americans who are taking control of their retirement funds, and protecting their future.

CheckBook
IRA
.com



Lesson 1

"The Summary"

In this Lesson, we will cover the basics of what a Check Book IRA is and the FREEDOM you gain with a setup.

This is just a summary; more in-depth detail follows in coming Lessons.

GREAT IDEA! *Why Haven't I Heard of This?*



Who would tell you? Stock brokers? They will only let you invest your IRA in investments that their firm offers.

As a consequence, unfortunately, many investors are unaware (or don't know) that they have other investing options for their IRA; those who make money managing your money have made your options a well-kept secret for decades. The traditional investment community has had control of over 97% percent of retirement accounts, and they have been making a great living off your accounts.

Many investors have become more disillusioned and frustrated with traditional investment choices and are looking for alternatives. Steep stock market decline, corporate scandals and corruption (e.g. Enron, Madoff, MF Global)

and retirement accounts cut in half, many are ready to take control of their own investments.

However, when they quiz their current custodians / brokers, they are typically told that such investments are illegal, too complicated or that it can't be done. But those are ignorant and self-serving responses.

Brokers' or custodians' refusal to allow you to control your investments doesn't mean it's not allowed by law. More likely, you may need to change custodians. Your brokers/custodians would suffer financially if you move your money, so most won't tell you about how you can manage and invest your own money.

Isn't it Time to Super Charge your IRA?



You have spent your life earning and saving. Now it's time to invest a little time and learn about the tool that will allow you to take CONTROL of your retirement.

By contacting us you have taken the first step to having check book control and asset protection for your IRA retirement account.

The more you research this subject, the more amazed you will be at how flexible the IRS tax code is in regard to investing.

These Lessons are a teaching tool designed to help you unlearn misinformation and learn how many opportunities you have. We feel confident that you will want to let us help you begin the process leading to solid asset protection and check book control over your retirement.

You will be sent **one Lesson per day** unless you choose the opportunity to read all seven at once.

We've been doing this 10 years and will guide you through to the finish. You, as a client, can always pick up the phone and call for answers. However, we prefer to educate than to only be an answering service.

The Check Book IRA isn't hard so this first Lesson is an overview. In the following emailed Lessons, we will go into detail on specific aspects of the

The Result is "IRA-LLC"



- IRA has only ONE asset - the LLC
- LLC has MANY assets
- You are PRE-approved to make investments
- LLC is where assets & transactions take place
- Keep IRA tax benefits

Check Book IRA. Each email has links to more indepth articles, blogs and videos.

HOW I GET CHECKBOOK CONTROL?

This is the key that makes the Check Book IRA so powerful.

First we move your IRA to a **Self-Directed Custodian**, one with no investments to sell you. The Custodian we recommend simply charges a **flat fee of \$115 to be your custodian**.

We help the IRA form and own a special customized LLC (limited liability company).

The IRA and Custodian names YOU as the *unpaid* manager. You agree to abide by the IRC rules and receive authority via an Operating Agreement that we write for your LLC.

The LLC is a legal entity that has powers and protections that are not possessed by any individual or by any regular IRA.

The combination of the self-directed IRA custodian and our special LLC yields a tremendous beneficial result.

So our LLC is formed, owned and controlled by your IRA. It is an LLC that is designed specifically for an IRA and respects IRS and Department of Labor codes governing IRAs.

In an upcoming Lesson we cover the legality of the setup in detail. In brief an IRA owning an entity (the LLC) with the IRA owner as manager has been taking place since 1996 because of the [Swanson vs. The Commissioner](#) case. The IRS case was deemed so weak that the Tax Court forced the IRS to pay the \$50,000 court costs incurred by the IRA owners.

But I have a Self Directed Custodian

Having a self-directed IRA custodian is only one step toward obtaining complete control.

However, you are required to get permission from the custodian before making each investment when an account is established with a self-directed custodian, this is time-consuming, cumbersome and more expensive than it needs to be.

To obtain a truly self-directed retirement account you need the **CHECK BOOK IRA LLC**.

This is the **ONLY** structure that gives you the ability to act in an instant with checkbook control.

With the CHECK BOOK IRA, your IRA makes **ONLY** one investment, the formation and ownership of an LLC. After that, the LLC makes all the

investments with the tax liability flowing through to the owners -- the IRA.
However the profits stay in the LLC

Tomorrow's Lesson

"The Players"

Learn about the team players that make your *Check Book IRA* work.



GET STARTED



[Go to Application](#)

where the full untaxed amount is ready for reinvesting.

Now you are able to make investments the minute you decide to without getting

permission from anyone; the LLC Operating Agreement we provide gives you permission to invest. You have the checkbook.

You are now truly in control of your retirement.

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Lesson 2

"The Players"

Today we go through the the parts that make a Check Book IRA work.

Kingdom Trust Company



YOUR CUSTODIAN

When we officially started CheckBook IRA in 2004, we worked with several custodians; we settled on Kingdom Trust Company because the company has been in business for many years, and have the lowest fee structure of any custodian out there.

Most self directed custodians do a decent job, but their fees are a killer. We had clients paying upwards of \$2,000 per year just in maintenance fees. That's the kind of hit that negates the whole purpose of a CheckBook IRA LLC.

TRANSACTION FEES = ZERO!

One of the great things about a CheckBook IRA structure, besides having total control of your retirement funds, is the fact that your *IRA isn't charged* for any investment activity that occurs in the LLC. The LLC might own 10 properties and do dozens of transactions, but your IRA isn't charged a dime because the IRA only has one asset; the LLC.

One problem with most custodians is that on top of transaction fees, they charge a value-based fee as your IRA grows, so do your yearly fees.

With our Check Book IRA, your custodian, Kingdom Trust only charges your IRA \$100 per year REGARDLESS of the value of the IRA or the LLC.

The company offers very good service, and has a knowledgeable available staff.

New Mexico "Private" LLC

An LLC (Limited Liability Company) is a business entity that is a cross between a corporation and a partnership and is the PERFECT investment vehicle for your IRA! It gives the liability protection of a corporation, that is to say, even if you own all of the LLC, you nor the IRA can be liable for the it's debts. At the same time it can be considered a "flow through" tax entity. This means the owner, or the IRA, pays the taxes. The LLC itself will not pay any taxes, rather, it's the owner of the LLC that is liable.



But in this case, the owner is your IRA. It is as if the IRA earned the profits so **there's no tax until you take a distribution.**

In short, an LLC is a separate legal entity whose tax liability passes through to the owner of the LLC even though the funds might, at the manager's discretion, remain in the LLC.

As a result of this strategy no taxes will be owed on the passive profits generated in the LLC.

The profits stay in the LLC readily available for reinvestment, and the tax isn't due until the IRA owner, you, takes a distribution from the IRA.

WHY NEW MEXICO?

The state of New Mexico does not ever tax anything from the LLC nor even ask for any reporting. That's right, no annual report to file. Also, only the Organizer of the LLC is listed. Nowhere, in the public record is the owner or the manager listed. The New Mexico LLC offers one more layer of privacy and protection for your IRA.

The Check Book IRA Team

When we set up a client with a CheckBook IRA LLC, we do more than just handle all the different aspects of the setup; we mentor the client throughout the entire process as well.



Our clients are like family to us, and we want to make sure they have every opportunity to learn about the structure and everything it entails.

We have found that clients think it is helpful to have experts available to you, who know what they're talking about. We provide that service for our clients by making ourselves available to them in 5 minutes, 5 months or 5 years. All free of charge.

Dad and I are investors. We've always tried to treat our clients as we would like to be treated; the Golden Rule in action.

I hate sales calls. I hate spam email. I hate it when I request information from a company, only to have them hound me for six months via phone and email.

We offer these classes, a great website and a quality Monthly Newsletter called "The Check Book IRA Manager Report".

Come Join the Family!

Our 10 years of hands on experience helping clients in all 50 states and 31 countries, combined with a flawless Better Business Bureau record adds up to great service.

Ready to Start? Get your [Check Book IRA Application](#) Here.

Tomorrow's Lesson

“What CAN I do”

Learn about the unlimited opportunities the *Check Book IRA* brings.

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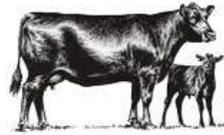
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Lesson 3

"What Can I Do?"

Most people have no idea that they have the tremendous flexibility in investment choices with an IRA. Custodians limit what you can do much like a restaurant will limit its menu. If you want to make investments that the custodian forbids, you simply go elsewhere. With a Check Book IRA, you have a nearly UNLIMITED MENU of investment choices.

Here are but a few of the opportunities you will have. And remember, you can make INSTANT decisions, sign all the necessary documents and write the checks from your local bank account because of our Special Operating Agreement.

Real Estate

This has always been legal, but most custodians have no incentive to offer this because they cannot make a profit from you.

The New York Times recently said

"Real estate has always been permitted in IRAs, but few people seemed to know about this option- until the stock market began to decline. Financial institutions, meanwhile, had little incentive to recommend something other than stocks, bonds or mutual funds."

The IRS also makes the following statement on its website

“.....because of administrative burdens, many IRA trustees do not allow IRA owners to invest IRA funds in real estate. IRA law does not prohibit investing in real estate but trustees are not required to offer real estate as an option.” (Emphasis added)

The Real Estate market is starting to move upward again and many of our clients are taking advantage of that move with the freedom the Check Book IRA brings.

Like one client said:

“ Putting a real estate deal together could hardly be any easier with a Check Book IRA. I make the decision, sign the documents and have the check book to invest from or deposit into. If we have to make last minute changes, it's simply a stroke of the pen away.”

Larry B., Elkhart, IN

Buy rentals and manage the property. You are allowed to do **some minor repairs** as manager.



Do a joint venture with a builder, flip a property, buy and sell an option, buy a vacation home and rent it.

You can also buy and manage property in a foreign country.

Loans & Deeds & Partnerships



You can make hard money loans, buy trust deeds, accounts receivables, factoring or make mortgages.

Loan money to a real estate developer to finance the purchase of property or development of a property.

They often look for private financing, so it is a great way to get your IRA involved in Real Estate development.

Developers often pay an above market interest rate, so these loans can be a **great** investments for your IRA.

INVEST IN WHAT YOU KNOW

Do you have an area of expertise? Here are a few ways our clients are super-charging their IRA's in areas they know and understand.

- * Truck driver who converted his old 401k and bought semi-trailers and leased them to his new employer. He gets a great return from something he understands and can literally “kick the tires” on his investment.
- * Attorney makes short-term pay day loans and gets great collateral.
- * Rancher buys cattle and does a joint venture with a feed lot.

* An entrepreneur buying trademarks, websites and patents

Now, when an opportunity arises in your area of expertise, your Check Book IRA empowers you to negotiate the deal, sign all the documents and instantly write a check. The point is you can take control and, if need be, act quickly.

By now you've realized with the Check Book IRA your investment options are just about unlimited.

That's made possible by the LLC and the **Operating Agreement**.



The Operating Agreement is like a "Limited Power of Attorney." You have authority from the Custodian in this document. Simply stay within the limitations of the agreement and there's no need to ask the custodian for permission; **you already have it!**

Since no one will be looking over your shoulder, it will be your responsibility to be knowledgeable of the rules and to stay within

them. One can not plead ignorance. However, with just a few easy rules we're here to be sure that you color inside the lines.

In the next lesson, we'll acquaint you with the few things you must avoid.

Ready to Start?
[Book IRA](#)

Tomorrow's Lesson

"What Can't I Do?"

Learn what are Prohibited Transactions and Prohibited Parties.

Get your [Check Application](#) Here.

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Lesson 4

"What CAN'T I Do?"

In the last lesson we learned about nearly unlimited investment opportunities available with the Check Book IRA. Also you discovered that you will no longer need to ask the custodian for permission since you will already have it via our Operating Agreement.

However, with this freedom comes the responsibility to learn what you can and can NOT do. It easy but important.



*You need to know what constitutes
a Prohibited Transaction
and who would be a Prohibited Party to your IRA.*

What are Prohibited Transactions?

Understanding what constitutes a prohibited transaction is very important when it comes to making investments within your IRA.

It can be triggered by a Prohibited Investment or dealing with a Prohibited Party.

The IRS defines a prohibited transaction as follows:

"Generally a prohibited transaction is any improper use of your IRA account or annuity by you, your beneficiary or any disqualified person.

Disqualified persons include your fiduciary and members or your family (spouse, ancestor, linear descendant, and any spouse of linear descendant).” **IRS Publication 590**

Prohibited Investment

In fact, there are but two things Congress said your IRA can not invest in, **Life Insurance and Collectibles**.

LIFE INSURANCE

Your IRA is for *your* retirement, not a gift for your heirs. Therefore Congress said that life insurance contracts and premiums are not allowed in your IRA portfolio.

COLLECTIBLES

These are off limits because Congress wants your IRA funds out in the economy not hanging on a wall or mellowing in a wine cellar somewhere.

Prohibited Investments include:

Artwork, Antiques, Gems, Coins, Life Insurance Contracts, Stock in a S-Corporation, Rugs, Metals, Stamps Alcoholic Beverages And certain other tangible personal property.

Precious metals that meet certain requirements are allowed but must be held by an approved custodian or depository.

However, the law makes an exception for American Eagles; the Check Book IRA manager may hold them at home. Who is a Prohibited Party?

The IRA holder and his or her spouse; the IRA holders ancestors, lineal descendants and their spouses; investment advisors and managers any corporation, partnership, trust or estate in which a disqualified person has 50% or greater interest; and anyone providing services to the IRA such as a trustee or custodian.



Also you can not have any “self dealings”. That means you or these family members specified in the code can not borrow from, lend to or enjoy the immediate benefit of your IRA.

That means my grand daughter is out of luck!

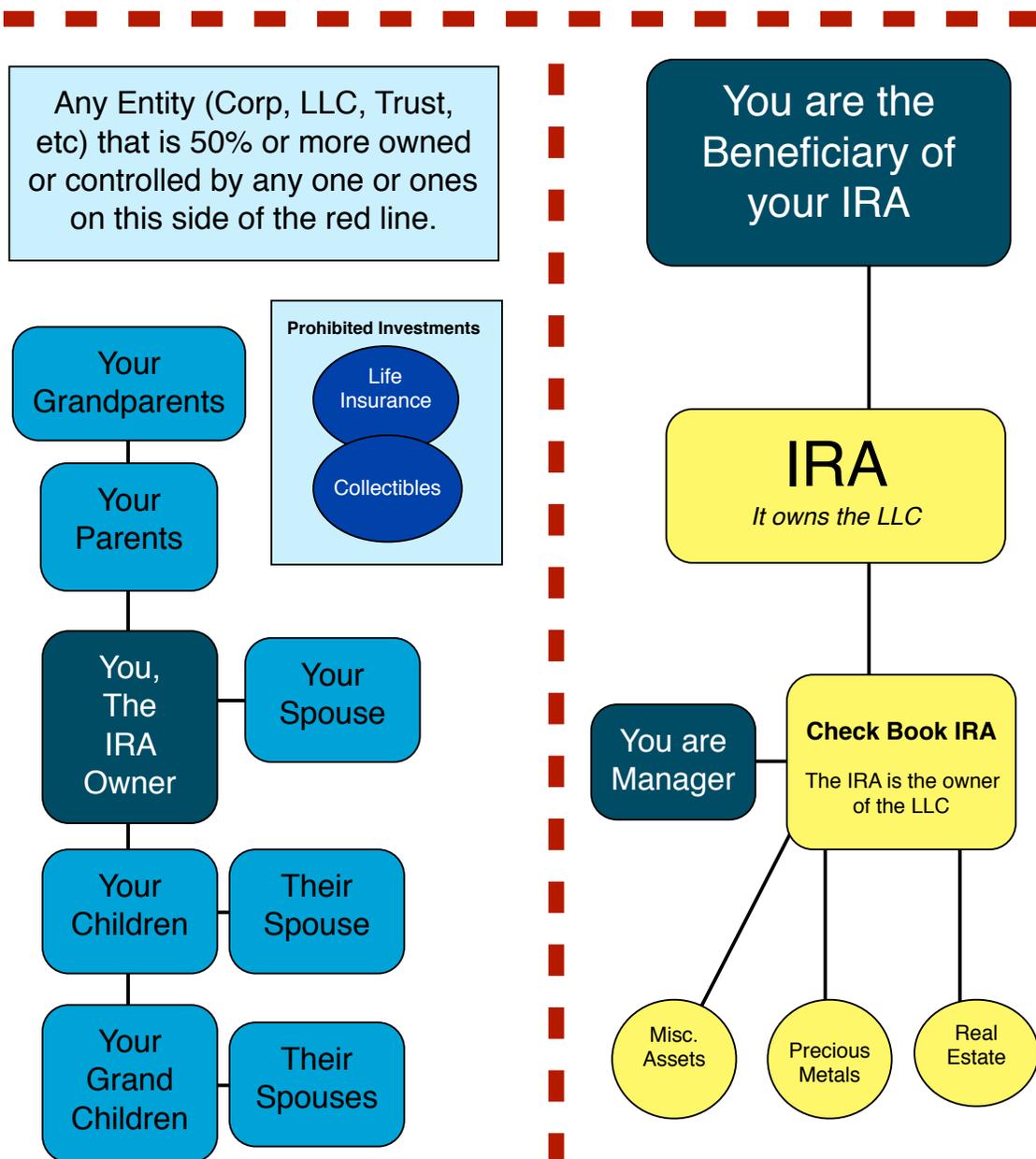
IRC 4975 is the section of the tax code that lays out the rules on prohibited transactions. Prohibited transactions generally involve one of the following:

1. **Doing business with a disqualified person;**
2. **Benefiting someone other than the IRA;**
3. **Loaning money to a disqualified person; or**
4. **Investing in a prohibited investment.**

In plain English, prohibited transactions are those transactions that violate the basic intent of the IRA. Your IRA must benefit rather

than benefiting you personally. There are many ways in which you can invest your IRA and not be in violation of the prohibited transaction law. And when your IRA benefits, you benefit because it is for your retirement.

Do NOT cross the Red Line
Your IRA or IRA LLC can NOT have any transaction with anyone or thing on the other side of the Red line. Period. NO EXCEPTIONS!



Ready to Start?

Get your [Check Book IRA Application](#) Here.



Lesson 5

Asset protection and your IRA *“Cover your Assets”*

Today we cover the importance of protecting the assets of your IRA and how the LLC setup helps provide a deterrent to lawsuits.

Even worse than not making a return on your IRA is losing it through a lawsuit. Many in high risk professions, such as doctors, fear lawsuits. But is anyone safe from lawsuits?

Money Grabbing Juries

How about being sued because your coffee is hot? Consider the now famous McDonald's lawsuit concerning a woman spilling hot coffee on her lap after leaving the drive-through.

You'd think, since she was in her 60's, that she'd know by now that coffee is generally hot. However, the jury found McDonald's not only guilty of serving hot coffee but also

found that the woman had suffered enough to be awarded millions!

Don't expect common sense in the marketplace.

Is your IRA safe from lawsuits?

The US Supreme court ruled that a court could decide how much of your IRA you get to keep if you lose a lawsuit and your creditor is allowed access to your IRA assets.

In California a state statute says:

*“an IRA is exempt only to the extent necessary to provide for the support of the judgment debtor and his dependents when the judgment debtor retires, taking into account all resources that are **likely** to be available at the time of retirement.”*

Our Check Book IRA could help prevent you from losing your hard earned retirement. With our Check Book IRA you can make instant investments and sleep comfortably at night knowing it provides additional LLC asset protection.

My wife's hair
dryer has a tag on
it warning

“DO NOT USE IN
SHOWER”.

ASSET PROTECTION OF AN LLC

In addition to offering check book control over the widest choice of investments ever, the IRA-LLC offers much stronger asset protection from judgments and creditors than is offered by any IRA.

The assets in the LLC are protected by all of the IRA laws and are also *protected by LLC laws* and statutes.

Your IRA funds are now in an LLC bank account, your stocks in an LLC broker account, and any other investments are titled in the name of the LLC.

You are but the manager of the LLC and the sole owner is the IRA.

The LLC give tremendous asset protection to those assets held inside LLC. Remember, the IRA only has ONE asset the ownership of the LLC.

This protection is available under the law because you, your IRA and the LLC are all viewed as separate legal entities.

Under most state laws, if someone were to win a lawsuit against the owner of an LLC, they could not take away the assets inside the LLC. That is the protection you have when your IRA owns the LLC.

What the winner of a lawsuit against the LLC could receive is a “**charging order**” against the LLC.

CHARGING ORDER

A charging order against the LLC gives the winner of a lawsuit against the LLC few rights over the LLC.

The lawsuit winner's rights under the charging order are limited. The winner has the right to any money coming out of the LLC.



BUT WAIT!

You are the manager, and the way we write the Operating Agreement, you have TOTAL authority over whether the profits should remain in the LLC for reinvesting. So what does that leave the lawsuit winner?

A tax bill that's what!

For example, let's say your LLC made \$50,000 in profits that year, and you decided to keep it all in the LLC and reinvest.

The individual holding the charging order would receive NO money but OWE the IRS the tax on that profit. Since LLC are “flow through” entities, it's the OWNER that owes the taxes.

The fact that no funds were distributed, no money left the LLC makes no difference to the IRS. The tax is still due. However this wasn't a problem before the lawsuit because your IRA was the owner, and it isn't taxed until distribution.

But the person holding the charging order doesn't get the IRA treatment and is **now liable for the taxes each year**.

Who would want to pay taxes on the profits that may not be distributed for years?

Attorneys would tell you that it is almost never worth it to sue an LLC. That means you have great protection against sue-happy lawyers.



The PRIVATE New Mexico LLC

One more layer of asset protection is provided by the structure of the LLC organized in the state of New Mexico. The state's forms require the name of only the organizer and the registered agent of the LLC. Nowhere in the state's records do the names of the owner or the manager appear. In addition, the state of New Mexico requires no annual reporting or filings.

Many say this is how Wal-Mart buys up smaller properties quietly before combining them into a large enough block to build a store. No one can find out who the owner of the LLC is.

We help you take advantage of this option with the Check Book IRA by forming the LLC in New Mexico. Of course you may have us form the LLC in a different state if you choose.

We have clients in all 50 states so we are well versed in getting it done any where.

Ready to Start?

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**“Greed is
Good”**



Lesson 6

Are You Being Scammed?

“How Wall Street & Politicians rig the Game”

As you have discovered in previous lessons, many investment opportunities await the Check Book IRA. The points we covered will help you increase your retirement funds.

However, let’s talk about why you NEED to move your funds away from the control of the clowns in Washington and on Wall St.

It seems that bankers and politicians rank right up there in popularity with the IRS, TSA and Homeland Security. Well, there’s a good reason.

Banks and politicians certainly do enough damage by themselves; when they join forces - look out. The danger is when the elite use the



power of the state to force us to do business one way or another.

We have several reasons to mistrust Wall Street and the professional politicians in Washington DC.

Wall Street Scams

They'll waste your money

You might have a great broker, but ordinary people don't know what's going on behind closed doors. *For example...*

* Recently a CEO of a publicly traded company admitted at his trial to using **\$6,000 of stockholder's money to buy a shower curtain.**

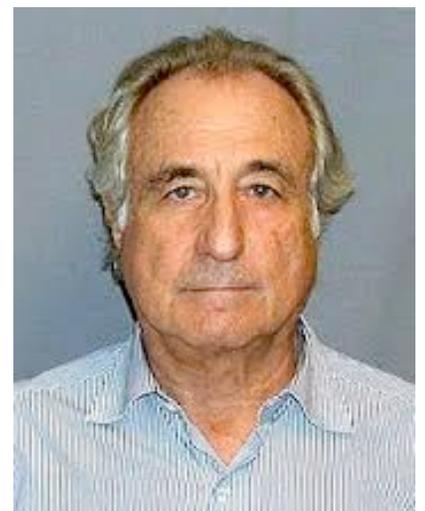
* In yet another trial, a CEO from a different company confessed to having the stockholders of the company unknowingly pick up the tab on a **million dollar birthday bash for his wife.**

They can cheat anyone! Bernie got away with it for YEARS.

But he's not alone.

* **JP Morgan** pleaded guilty to recommending investments to its clients while **secretly "shorting them"** with their own funds.

* JP Morgan has paid numerous fines and settlements for recommending stocks and funds to clients as good investments while



secretly being paid by those same firms to recommend their stock!

* An investigation by **The Wall Street Journal** found that median compensation of CEOs at 21 companies that filed for bankruptcy was \$8.7 million. [Bottomline NBC News](#) Imagine getting paid millions for failing. Worse yet, they fail with other people's money.

* **Facebook** After Facebook sold stock to the public, investors learned that 83 million of its supposed accounts were fake. Facebook's stock value dropped 50% after the revelation. [Read more...](#)

A new crop of executives is coming!



54% of MBA Students admit cheating!

[Sept. 25 \(Bloomberg\)](#) -- Students pursuing a **master's degree in business administration** cheat more than other U.S. graduate students, according to a study for the Center for

Academic Integrity at Duke University.

(No problem: In a few years a new investor will have a 50/50 chance of having one as an advisor or broker)

Politicians Look the Other way

But aren't the politicians there to protect us! Hardly.

Jesse Jackson, Jr. stole \$750,000 in campaign funds. Bought the necessary items like a \$43,000 Rolex watch in 2007 and Michael Jackson memorabilia worth \$27,000 in 2009.

MF Global stole \$1.6 billion of clients "segregated" funds. When MFG traders had lost money trading the Euro, they simply took their clients' money, and their CEO, Jon Corzine, told Congress he didn't know anything about it. He is a *former governor and senator*. His congressional buddies not only haven't brought him up on charges but he's thinking of starting a **new hedge fund!** You can't make this stuff up.

[Congress beats the stock market](#) - I know it's hard to believe but



members of Congress and particularly Senators beat the rest of us in garnering high returns from the stock market. Over 10% and they say they're just "lucky". You don't think it would have anything to do with knowing "stuff" before you and I?

Here's a quote from a CBS special called "Insider";

"The fact is, if you sit on a healthcare committee and you know that Medicare, for example, is-- is considering not reimbursing for a certain drug, that's market-moving information. And if you can trade stock on-- off of that information and do so legally, that's a great profit-making opportunity. And that sort of behavior goes on."

Take control of your retirement from those who only have their interests at heart. Experience the freedom Check Book IRA brings!

Ready to Start?

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*“Just
Do
It”*



Lesson 7

“Let’s Get Started!”

We have covered six lessons what the Check Book IRA is, the opportunities it brings, what you can and cannot do, and why you may need to take control and get out of the stock market before it’s too late.



Now we come to Lesson Seven. It’s time to get started, or, to quote the Nike slogan: **“JUST DO IT.”**

In this lesson we will cover the steps to setting up the Check Book IRA so that you have an idea of what to expect.

APPLICATION

First, you fill out an online application which can be found [here](#). We just ask a few items of personal information and have you pick out a couple of LLC names.



Check Book IRA® Application

First Name	Middle Name	Last Name
<input type="text"/>	<input type="text"/>	<input type="text"/>
Phone	Email	
<input type="text"/>	<input type="text"/>	
Street Address		
<input type="text"/>		
City	State	Zip
<input type="text"/>	<input type="text"/>	<input type="text"/>
DOB	<input type="text"/>	

We will use that information to populate the various IRA forms you will be signing. You will receive a FedEx package from us in 3 to 4 days.

That package will contain a binder that will have your copies as well as the instructions on how to fill out the forms you will be receiving.

You will complete and sign a few forms for Kingdom Trust Company in order to create a new IRA. You will sign two copies of the Operating Agreement that will go into the package to send to your new custodian.

No worries. Our instructions are clear and simple to follow. Once signed, they will go into a pre-paid FedEx package that we provide that is addressed to Kingdom Trust Company.

You will include inside that package a check for \$135 to pay your new account fee and pre-pays your custodial fees for the year.

Upon receipt of the package, your new custodian will open a new account and notify your current custodian. Kingdom Trust will work with you to move your IRA. We can not be involved. Once done, the procedure is called a rollover: it incurs no tax and no penalty.

FORMATION OF THE LLC

In the meantime, we are forming an LLC for your IRA.

When the LLC is formed, we will send you documentation called the “*Articles of Organization*” and a certificate from the state stating that the LLC is in good standing.



We include a *Tax ID Number* for your LLC that we secure from the **IRS**.

About this time, Kingdom Trust will return to you a copy of the Operating Agreement. Remember, you sent two signed copies to them. They sign them both, keep one and send one back to you. You will put it in your binder along with the Articles of Organization and the Tax ID Number.

These forms will be needed to open LLC accounts with your bank, your broker and other businesses to buy and sell real estate and other investments.

Open a **BUSINESS ACCOUNT**

Now you are ready to open your LLC business account at any bank you choose. This **will not be an IRA account;** this will simply be a business checking account.



You will take the Operating Agreement, the Articles of Organization and the Tax ID Number with you and follow the instructions that are in the binder. This is a very simple process that will take only a few minutes.

After you open the account, you will notify your new Custodian, Kingdom Trust that you are ready for the IRA's investment into the LLC. Once the custodian knows whether to send a check or a bank wire, the amount of money that you indicate will move to your bank account.

Now you're ready to start writing checks with your brand-new Check Book IRA. Call today 800.482.2760