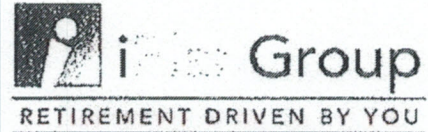


### REAL ESTATE INVESTMENT AUTHORIZATION

Use this form to purchase real property in your iPlanGroup retirement account.



Questions? Our representatives are available to assist you at 855-604-7526.

#### 1. ACCOUNT INFORMATION

Account Owner Name <b>Anup Garg</b>		iPlanGroup Account Number: <b>53201035</b>
Preferred Daytime Phone Number <b>(216) 645-4355</b>	Preferred Daytime Email Address <b>Propertygmt101@gmail.com</b>	Preferred Daytime Fax Number

\*All email sent to or from the iPlanGroup corporate email system may be retained, monitored and/or reviewed by iPlanGroup personnel.

#### 2. TRANSACTION INFORMATION

All Cash Purchase       Exchange       Debt Financed Purchase

Percentage of Ownership your IRA will hold in this property <b>100</b> %	Expected Closing Date <b>11/17/16</b>	Please Note: If you are using Debt Financing, please complete payment information in Section 5.	
Total Down Payment Amount \$ <b>1,000</b>	Account Down Payment Amount \$ <b>60,000</b>	Total Purchase Price \$ <b>30,000</b>	Account Purchase Price \$ <b>30,000</b>

This is a New Investment       This is an Add-On to an Existing Investment

#### 3. PROPERTY INFORMATION

Street Address <b>1564 Winchester</b>		Apt. / Suite #	Parcel ID Number <b>315-11-065</b>	
City <b>Lakewood</b>	County <b>Cuyahoga</b>	State <b>OH</b>	Zip Code <b>44107</b>	

#### 4. CLOSING AGENT INFORMATION

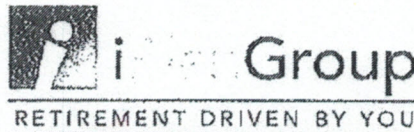
Closing Agent Name <b>Chris Kaylor</b>		Contact Person <b>Chris Kaylor - Realty Trust Services</b>		
Phone Number <b>(330) 840-1073</b>	Fax Number	Email Address <b>chriskaylor@gmail.com</b>		
Address <b>29950 Detroit Rd #300</b>		City <b>Westlake</b>	State <b>OH</b>	Zip Code <b>44145</b>

#### 5. FINANCING INFORMATION (if using debt financing for a portion of the purchase price)

Lender Name		Loan Number (if known)		
Contact Person	Phone Number	Email Address		
Address	City	State	Zip Code	

### REAL ESTATE INVESTMENT AUTHORIZATION

Use this form to purchase real property in your iPlanGroup retirement account.



Questions? Our representatives are available to assist you at 855-604-7526.

#### 5. FINANCING INFORMATION (Continued)

Note Payment Instructions (Select one option)

- Note payments are to be paid directly from my IRA Account:  Note payments will be made by the Property Manager

Monthly Payment Date	Monthly Payment Amount
	\$

#### 6. TRANSACTION FUNDING INSTRUCTIONS

iPlanGroup may be required to process multiple funding requests to complete this real estate purchase. Please complete all applicable funding instructions below:

##### EARNEST FUNDS/ESCROW DEPOSIT

- Regular Check  Cashier's Check (\$30 Fee) \*Must be sent via Overnight Delivery
- Delivery Options:  Regular Mail  Overnight Delivery (\$10 Fee + Cost)

Total Amount of Earnest Funds/Escrow Deposit \$ 1,000.	Amount of Earnest Funds/Escrow Deposit Required From This Account \$ - 0 -		
Check Payee Name Landcastle Title, LLC	If Entity, Contact Name		
Address 4860 Robin hood Dr.	City Willoughby	State OH	Zip Code 44094

Wire Transfer (\$30 Fee)

Bank Name Bank of America N.A.	Bank City Brea CA	92828	State CA
ABA Routing Number 026009593	Account Number 374002240442	For Credit To (Account Name) Landcastle Title LLC	
For Further Credit	Account Number 374002240442	Reference SWIFT CODE BOFAUS3N	

##### APPRAISAL FEE

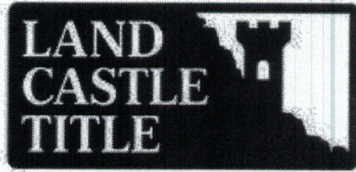
(if using debt financing, will be paid upon receipt of invoice from lender)

- Regular Check  Cashier's Check (\$30 Fee)
- Delivery Options:  Regular Mail  Overnight Delivery (\$10 Fee + Cost)

Total Amount of Appraisal Funds Being Paid \$	Amount of Appraisal Funds Required From This Account \$		
Check Payee Name	If Entity, Contact Name		
Address	City	State	Zip Code

Wire Transfer (\$30 Fee)

Bank Name	Bank City	State
ABA Routing Number	Account Number	For Credit To (Account Name)
For Further Credit	Account Number	Reference



4860 Robinhood Drive | Willoughby, OH 44094  
ph: (440)942-5168 | fx: (440)201-7628

### CLOSING INSTRUCTIONS

Settlement Agent: LandCastle Title, LLC  
Date: November 18, 2016  
Buyer: iplanGroup Agent For Custodian FBO Anup Garg Roth IRA  
Seller: Kondaur Capital Corporation, as Separate Trustee of Matawin Ventures Trust Series 2015-1  
Property Address: 1564 Winchester Avenue  
Lakewood, OH 44107

1. Please make sure all signatures match the signature lines and **NOTARIZE** and seal where indicated. If you do not have a notary, please be sure to make a copy of your picture ID.
2. **Please make a copy of the Buyer's DRIVERS LICENSE or any other form of picture ID.**
3. **Every page must be initialed, even if there is not a signature line.**
4. All the original documents **MUST** be overnighted via **UPS** or hand delivered to LandCastle Title, LLC, immediately following the closing.
5. **Cashier's Check / Wire Transfer** in the amount of \$ 30,628.25 made payable to LandCastle Title, LLC.

If you have any questions, please feel free to contact Mike Norsic at 440-742-7047.

**Buyer's address for Taxes and Documents:**

Anup Garg.  
3717 W 134 Cleveland, OH 44111

**Phone Number:**

216-469-8677



**OFFER OF CLOSING PROTECTION COVERAGE**

Pursuant to Ohio Revised Code Section 3953.32, you are hereby offered Closing Protection Coverage from Chicago Title Insurance Company in connection with the above-referenced transaction.

Premium for Coverage: The premium for the Closing Protection Coverage is \$40.00 for Lender; \$55.00 for Seller; \$20.00 for Buyer/Borrower; and \$20.00 for any other applicant for title insurance, and in no case shall the premium be less than \$40.00 for this coverage in any transaction.

**Acceptance of Offer/Declination of Offer**

I (We), the undersigned, acknowledge receipt of this Notice of Availability of Closing Protection Coverage and Offer of Closing Protection Coverage and

DO accept the said Offer \_\_\_\_\_

DO NOT accept the said Offer           X          

If this Offer is accepted, the undersigned hereby agrees to pay the applicable premium.

**SELLER:**  
Dated: \_\_\_\_\_

**BUYER:**  
Dated:           11/17/16          

Kondaor Capital Corporation, as Separate Trustee of  
Matawin Ventures Trust Series 2015-1

iplanGroup Agent For Custodian FBO Anup Garg Roth  
IRA

BY: \_\_\_\_\_

BY: \_\_\_\_\_

**A lender's closing instructions requiring Closing Protection Coverage is deemed to be its acknowledgement of receipt of the Notice of Availability of Closing Protection Coverage and its acceptance of the Offer of Closing Protection Coverage.**



**Addendum A**

This is an Addendum to the Purchase Agreement dated Nov 18 2016  
for the purchase and sale of the Property known as:

(Street) 1564 Winchester Avenue (City) Lakewood, Ohio

Between (Buyer) iPlanGroup Agent for Custodian FBO Anup Garg Roth and

(Seller) Kondaaur Capital Corporation, as separate trustee of Matawin Ventures Trust Series 2015-1

The following is hereby mutually agreed upon by said BUYERS and the SELLERS:

Title to transfer on or before November 21, 2016

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Buyer: iPlanGroup Agent for Custodian FBO Anup Garg Date 11/17/16

Buyer: Anup Garg Date \_\_\_\_\_

Seller: \_\_\_\_\_ Date \_\_\_\_\_

Seller: \_\_\_\_\_ Date \_\_\_\_\_

