



VANTAGE®  
Self-Directed Retirement Plans

Date Stamp  
(Office use only)  
REV. 10/28/13

# Fair Market Valuation Completion Guide

- To Be Completed By An Independent, Third Party Valuator
- All Clients To Complete Regardless Of Asset Type
- Complete If Your Asset Is An LLC (Checkbook Control) Or A Private Company
- Complete If Your Asset Is Real Estate

## Account Owner Information (As it appears on your account application)

Full Legal Name:  Vantage Account Number:

Date Of Birth:

Asset:  Real Estate  Private Placement/Stock  Promissory Note  Deed Of Trust  
 LLC - Please provide:  Other:  Percentage of Ownership:  %

Asset Name:  Total Value of LLC (Including Cash Assets):

Special Instructions:   No Assets / Cash Only

## Current Fair Market Value

Enter the current fair market value of the investment identified by this form. To avoid any concerns with self-dealing of your self-directed retirement account, we encourage a qualified independent third party complete the valuation or appraisal.

Date of Valuation:  Fair Market Value:

Value Based On Percentage Of Ownership

Fair Market Value Unchanged  Initialize Here:

## Valuator Information

I certify that I am qualified to give an independent valuation for this particular asset. I understand that this valuation will be used for reporting purposes to the Internal Revenue Service. I understand that any false or misleading valuation of any assets may result in penalties and fines for both the valuator and the account owner.

Name:  Title:

Phone:  Address:

City:  State:  Zip:

**PLEASE INCLUDE SUPPORTING DOCUMENTS TO THIS VALUATION**

Valuator Signature:  Date:

Account Owner Signature:  Date:

## Valuation Quick Reference Guide

Asset Type	Clients Under the Age of 70½ and/or Roth Account Holders	Clients 70 ½ or Older
<b>Promissory Notes, Deeds of Trust, and Other Non-Trade Debt Instruments</b>	Vantage clients are not required to submit a Fair Market Valuation Form for these assets unless reporting a pay-down on the asset.	Vantage clients are not required to submit a Fair Market Valuation Form for these assets unless reporting a pay-down on the asset.
<b>Precious Metals</b>	Vantage clients with precious metals held directly in their IRA are not required to submit a Fair Market Valuation.	Vantage clients with precious metals held directly in their IRA have no additional requirements.
<b>Precious Metals LLC</b>	Vantage clients with precious metals held in an LLC should request the Broker complete the valuation. If the Broker is unwilling to complete the Fair Market Valuation Form, the client may obtain two separate values from alternative sources and provide the average as the Fair Market Value for the assets.	Vantage clients with precious metals held in an LLC will need to supply supporting documentation in the form of pricing lists or a letter from the broker affirming the value of the metals based on the Quantity and Metal Type.
<b>Brokerage Accounts</b>	Vantage clients are not required to submit a Fair Market Valuation Form for these assets if reporting is being supplied to Vantage by the Brokerage Firm.	Clients must complete a Fair Market Valuation Form and provide supporting documentation in the form of a year-end statement from the Brokerage Firm.
<b>Private Equity Assets, Limited Liability Companies, Partnerships, and Joint Ventures</b>	Vantage clients should request that the Asset Manager complete and sign as the valuator on the Fair Market Valuation Form.	The Fair Market Valuation Form must be completed by a qualified, independent third party source and the client must also provide supporting documentation from the qualified party, such as a letter from the Managing Member of the LLC confirming the client's value of their investment.
<b>Real Estate</b>	The Fair Market Valuation Form may be completed by a qualified party such as Real Estate Agents or Brokers. Real estate comparables are also acceptable for establishing a Fair Market Value for the real estate asset. PLEASE NOTE: Tax assessments are not adequate for establishing the Fair Market Value of a real estate asset.	Clients must complete the Fair Market Valuation Form and provide supporting documentation in the form of a full appraisal for each property held in the IRA. Property appraisals are only valid for 90 days from the date on which they were completed. PLEASE NOTE: Tax assessments are not adequate for establishing the Fair Market Value of a real estate asset.
<b>Checkbook Control LLC</b>	This type of LLC must be evaluated using the methods provided above for each asset owned by the LLC. Only one Fair Market Valuation Form will be completed providing the total value of the LLC and the client's percentage of ownership in the LLC. If the client does not own 100% of the LLC, the Fair Market Value provided will be based on the client percentage of ownership within the LLC.	Client must complete a Fair Market Valuation Form and provide supporting documentation from a qualified, independent third party source.