

This form must be signed by both the account holder and the valuator. This form must be sent back with supporting documents (see Annual FMV Supporting Documentation and FMV Form Instructions).

Note: A separate form is needed for each asset in your account.

## A ACCOUNT HOLDER INFORMATION

**First & Last Name:** \_\_\_\_\_

**Account Number:** \_\_\_\_\_

## B REASON FOR VALUATION

The reason for this valuation

- End-of-Year Valuation     
  Distribution     
  Roth Conversion     
  Reinstatement  
 Other: \_\_\_\_\_

## C ASSET INFORMATION

- Real Estate (Property Address): \_\_\_\_\_  
 Limited Liability Company, Joint Venture, Corporation (Name of Company): \_\_\_\_\_  
 Private Stock (Name of Company): \_\_\_\_\_  
 Secured Note (Collateral or Borrower Name): \_\_\_\_\_  
 Unsecured Note (Borrower Name): \_\_\_\_\_  
 Other: \_\_\_\_\_

The total value of this asset is \$ \_\_\_\_\_ as of (ex 12/31/2020): \_\_\_\_\_

The percentage of ownership of asset by account is \_\_\_\_\_ %. The value of account's percentage is \$ \_\_\_\_\_

## D THIRD PARTY VALUATOR INFORMATION (SUPPORTING DOCUMENTATION REQUIRED)

Valuator's Name: \_\_\_\_\_

Valuator is a:  CPA       Real Estate Professional       Attorney/Manager       Other: \_\_\_\_\_

I certify that I am qualified to provide an independent valuation for the asset listed above. I have attached documentation to support the value provided. I understand this valuation will be used to report the asset's value to the Internal Revenue Service. I understand that any false or misleading valuation/appraisal of any assets may result in penalties.

Signature of Valuator: \_\_\_\_\_ Date: \_\_\_\_\_

## E SIGNATURE

I certify that the valuation provided is accurate to the best of my knowledge. I understand that this valuation will be used to report the asset's value to the Internal Revenue Service. I understand that any false or misleading valuation/appraisal of any assets may result in penalties.

**Prepared By:**

**Account Holder**

**Limited Power of Attorney**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

In order to comply with the IRS requirements, Quest Trust Company (QTC) asks that you provide a Fair Market Valuation (FMV) for each of the non-cash assets in your self-directed account.

How can you do this? Easy – through your [Online Client portal!](#)

Below you may find a listing of supporting documentation we will accept for each type of investment being held within accounts:

Asset Type	Document Required
<b>Cash Assets</b>	<ul style="list-style-type: none"> <li>You DO NOT need to submit an FMV for cash held with us.</li> </ul>
<b>Real Estate</b>	<ul style="list-style-type: none"> <li>A County Appraisal Value, Hard Appraisal, Broker's Price Opinion (BPO), or Tax Statement</li> <li>Properties Subject to an Existing Mortgage: In addition to one of the documents mentioned above, a statement from the loan servicer showing the balance as of December 31.</li> <li>Non-Recourse Loans:               <ul style="list-style-type: none"> <li>If the loan is amortized, we will require a statement from the loan servicer, or an amortization schedule.</li> <li>If the loan is interest only, and no principal payments have been made, the value will stay the same.</li> </ul> </li> </ul>
<b>Promissory Notes</b>	<ul style="list-style-type: none"> <li>Amortized Notes: Upload Amortization Schedule.</li> <li>Interest Only: Simply provide the December 31 unpaid principal balance.</li> <li>If there are circumstances in which the asset is in default, or differs from the outstanding principal balance, you must obtain a qualified, third-party valuation.</li> </ul>
<b>Private Entity</b>	<ul style="list-style-type: none"> <li>Letter, or email, from a managing member, trustee, or operator on company letterhead stating the value, or a balance sheet reflecting the value of your IRAs interest.</li> </ul>
<b>Personal Property</b>	<ul style="list-style-type: none"> <li>Third party valuation from a qualified professional.</li> </ul>
<b>Assets in Default/Litigation</b>	<ul style="list-style-type: none"> <li>QTC is required to report the FMV of an asset held within an IRA to the IRS, even if the asset is subject to litigation or other extenuating circumstances. If you have yet to make QTC aware an asset currently in default/litigation, please contact our office.</li> </ul>

## Who is a qualified, Independent Third-Party Valuator?

Depending on the asset involved and other factors, examples of a qualified independent third party who may provide valuations may include:

- An attorney, CPA, or other Licensed Professional
- A Licensed Appraiser
- A Licensed Real Estate Broker
- Independent Valuation Company
- Manager or Managing Member
- Knowledgeable Party with relevant expertise