

## FAIR MARKET VALUATION SUPPORTING DOCUMENT EXAMPLES

*Supporting documents must be submitted with a complete and signed Fair Market Valuation Form (FMV) to Mountain West IRA (MWIRA) every (12) months for each non-cash asset held in your account. A separate form is required for each non-cash asset held in your account.*

### LLC/Private Placement

- Balance sheet showing the assets & liabilities of the LLC. If the IRA account holder is not the only LLC member, the balance sheet must show the ownership percentage or # of units that are held in the IRA account
- Letter or email from a managing member, trustee, or operator of the LLC or entity stating the current value of the LLC/entity and ownership percentage or units held in the account. Letter can be in the form of an email or on official letterhead
- An investor statement issued by the investment entity showing the current value of the account
- Schedule K-1 issued to the investor by the entity. **Note:** K-1's should be submitted to MWIRA annually

### Mortgage

- Statement from lender or loan servicer indicating the current unpaid balance
- Amortization schedule

### Precious Metals

- FMV Forms are not required for precious metals assets as the market value is readily available to MWIRA. Asset values are updated weekly

### Private Stock

- Statements that include unit/share balances and/or pricing information
- Letter from CEO, CFO, Transfer Agent, or other knowledgeable party indicating current price per share. Letter can be in the form of an email or on official letterhead

### Promissory Note

- If amortized, amortization schedule
- If interest only, a written statement from the account holder stating the current unpaid balance and indicating the note is interest only, with up to date payments. This also applies to notes with balloon payments at maturity as well as notes that are due upon the sale of property that is securing the loan
- If the note is serviced by a third party, a statement indicating the current unpaid balance

### Real Estate

- Appraisal
- Broker's Price Opinion (BPO)
- County Assessor value statement
- Comparative market analysis (CMA) prepared by a licensed real estate professional (3 to 5 comparable properties preferred)
- Official appraisal performed by a qualified independent third party. Third party valuers may include:
  - ✓ Certified appraiser
  - ✓ Independent valuation company