

# FAIR MARKET VALUATION FORM

IRS regulations require Midland to provide an annual fair market valuation update for all assets held by IRAs



## FORM INSTRUCTIONS

Midland accepts a variety of supporting documentation to confirm new values. Please refer to page 2 of this form for a comprehensive list.

1. You only need to provide a valuation **for the portion YOUR IRA owns**
2. **Provide the updated value below** determined by your third party appraiser or investment manager
3. You may also provide an updated number of units/shares and price per unit/share (optional)
4. Documentation supporting this value **MUST be attached** for this valuation to be accepted

## 1. Account Information

Client Name \_\_\_\_\_ Midland Acct # \_\_\_\_\_

Asset Name/ Description \_\_\_\_\_

## 2. New Fair Market Value

(REQUIRED) The value of my IRA's ownership in this asset is \$ \_\_\_\_\_

as of \_\_\_\_\_ (Enter valuation date here – must match supporting documents)

(Optional) Price per Unit/Share \$ \_\_\_\_\_ # Units/Shares my IRA Owns \_\_\_\_\_

## 3. Asset Manager/ Representative Information & Signature

Name: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_ Title: \_\_\_\_\_

City/St/Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

CPA  Real Estate Professional  Attorney  Manager  Other \_\_\_\_\_

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

Valuator/Appraiser Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## 4. Account Holder Signature

I certify that I am the owner of the above referenced account and that in that capacity I have retained the services of the individual listed above to prepare, present and attest to the value of the asset contained. I further certify that the information contained herein is true and accurate to the best of my knowledge.

Account Holder Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## 5. Send form and supporting documentation to our office

**By Mail to:**  
Midland Trust  
P.O. Box 07520  
Fort Myers, FL 33919

**By Fax to:**  
239-466-5496

**Upload to:**  
[www.midlandtrust.com/secure-upload](http://www.midlandtrust.com/secure-upload)



## Form Instructions

When completing the attached form, please follow these guidelines:

- **As a Self-Directed account holder, you are responsible for ensuring this form is completed**
- **The asset value may not be determined by you or any disqualified parties**
- **The asset value must be determined by an independent, neutral, qualified third party**
- **Supporting documentation MUST be attached**

## Examples of Supporting Documentation

**Real Estate** – Appraisal, broker opinion letter or tax assessors “estimated market value”

**Closely Held LLC or LP** – Value of each asset in the LLC is required. If your LLC owns real estate, the same standards as listed above apply. If you have other assets, such as bank or brokerage accounts, submit the statement for that account that coordinates with your valuation date. A K-1 is not acceptable as it represents a historical value.

**Private Placement** – Contact the manager of the private placement and ask how you can obtain a value for your investment. A periodic statement or letter from the manager on company letterhead will suffice, as long as that manager is not yourself or a disqualified person to your IRA.

**Notes and Mortgages** – Typically, the value of a Note is equal to the outstanding principal balance. You only need to provide an updated valuation for notes if the current value differs from what our records show. It is important that you closely review your account statements to ensure the records appear correct, including proper allocation of principal and interest payments received.

For assets you consider **worthless or are in bankruptcy/litigation**, provide any documentation you may have at this time. We may contact you regarding additional requirements for updating your account.

If you have any questions regarding this form, call our office at 239.333.1032.