



Mortgage Fund Set Up Needs

- A Private Placement Memorandum (PPM) prepared by a legal advisor and registered with the U.S. Securities and Exchange Commission (SEC) under the Investment Company Act.
 - PPM is a private offering disclosure document given to investors for their investment consideration.
 - PPM must highlight the type of offering, the price of the securities, investment strategy and includes principals of the management company.

- A Subscription Agreement document prepared by a legal advisor, signed by all investors.
 - Subscription agreement is the legal application for an accredited investor to purchase capital or shares.
 - Investors agree to become silent limited partners and have no additional participation in the business operations of the Fund.
 - The agreement describes the investor's investment experience, sophistication and net worth.

- An in-house bookkeeper or accountant to maintain the general ledger.
 - Accountant will assist with tracking and managing of all monthly and annual financial reports and balance sheets.
 - Accountant will prepare all tax documentation for the Fund's investors.

- An operating account with an FDIC approved bank designated exclusively for the Fund.
 - Fund's operating bank must allow for multiple authorized check signers and approve balanced ACH Files.
 - An individual bank website login must be provided for Fund Administrative duties and to access monthly bank statements.