

# Investhome REIT, LLC

SUBSCRIPTION BOOKLET  
FOR CLASS A-1 COMMON UNITS  
(For U.S. Investors)

This Subscription Booklet contains a Subscription Agreement and other investor documents for use only in connection with the private offering of Class A-1 Common Units (“**Units**”) of Investhome REIT, LLC, a Delaware limited liability company (the “**Company**”), to eligible U.S. investors pursuant to a Confidential Private Placement Memorandum, as the same may be amended from time to time (the “**Memorandum**”). Nothing in this Subscription Booklet constitutes or will be deemed to constitute an offer to sell or the solicitation of an offer to purchase securities. An offer to invest in the Company is made exclusively by a properly delivered Memorandum, including a copy of the Company’s limited liability company agreement (the “**LLC Agreement**”). Accordingly, this Subscription Booklet should only be used in connection with, and after carefully reviewing, a properly received Memorandum. References to the “**Investor**” refer to the prospective investor who has completed and submitted this Subscription Booklet; however, the use of the term does not constitute, nor will it be deemed to constitute, any person as an investor in the Company, unless and until such person is specifically accepted as a member (“**Member**”) of the Company by Investhome Capital Management, LLC, the manager of the Company (the “**Manager**”).

**SUBSCRIPTION INSTRUCTIONS**

1. <b>Investor Questionnaire</b> (Tab 1):	<p>All investors complete and sign. Please note: AML Verification (Section E):</p> <p><i>For Individual Investors:</i> provide a copy of a government ID and complete Exhibit B in accordance with Section F.</p> <p><i>For Entity Investors:</i> provide a copy of your organizational document (e.g., articles of organization), government ID of the persons signing on the entity’s behalf, and complete Exhibits A (as applicable) and B.</p>
2. <b>Subscription Agreement</b> (Tab 2):	All Investors sign and indicate subscription amount on the signature page.
3. <b>Signature Page to LLC Agreement</b> (Tab 3):	All Investors complete and sign. Please use signature page for individuals or entities, as applicable.
4. <b>Bad Actor Certificate</b> (Tab 4)	All Investors complete and sign.
5. <b>IRS Form W-9</b> (Tab 5):	All Investors complete and sign Form W-9.
6. <b>Payment:</b>	Please make a check payable to: <b>Investhome REIT, LLC</b> , or call (202)367 7322 for wiring instructions.
7. <b>Send Completed Subscription Booklet to:</b>	Investhome Capital Management, LLC 309 H St NE, Washington, DC 20002, Attention: Doga Dogan

*THE COMPLETED SUBSCRIPTION BOOKLET SHOULD BE RETURNED IN ITS ENTIRETY. PLEASE PRINT AND/OR TYPE ALL INFORMATION.*

# **INVESTOR QUESTIONNAIRE**

**INVESTOR QUESTIONNAIRE**

ALL INFORMATION FURNISHED IS FOR THE SOLE USE OF THE COMPANY AND THE MANAGER FOR PURPOSES OF DETERMINING THE ELIGIBILITY OF THE INVESTOR TO PURCHASE INTERESTS OF THE COMPANY. THE INFORMATION IN THIS QUESTIONNAIRE MAY BE FURNISHED TO SUCH PARTIES AS THE COMPANY OR ITS COUNSEL DEEM NECESSARY OR ADVISABLE UNDER APPLICABLE LAW.

The Units being offered by the Company are not registered under the United States of America (“U.S.” or “USA”) Securities Act of 1933, as amended (the “1933 Act”), in reliance upon certain exemptions from registration provided by the 1933 Act. In addition, the Company will not register under the Investment Company Act of 1940, as amended (the “1940 Act”), either because it does not fall within the definition of an “investment company” or in reliance upon certain exemptions and/or exceptions from registration provided by the 1940 Act.

In order to obtain the facts the Manager requires in determining whether to accept an Investor’s subscription on behalf of the Company, it is necessary for the Investor to complete this Investor Questionnaire. Please sign, date and forward the completed Investor Questionnaire to the Manager at the address listed in the instructions above.

**PLEASE ANSWER ALL QUESTIONS IN THE ELIGIBLE INVESTOR  
QUESTIONNAIRE OR WRITE “N/A” IF NOT APPLICABLE**

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**A. PLEASE PROVIDE THE FOLLOWING INFORMATION.**

**1. Name of Investor:** 1<sup>st</sup>: \_\_\_\_\_

2<sup>nd</sup>: \_\_\_\_\_

**(Individuals:** Give full first and last name and middle initial.)

**(Joint:** Give full first and last names and middle initial of BOTH Investors).

**(Entity:** Give full legal name.)

*If Investor is a corporation, partnership, trust or other entity, state the name of individual(s) making the investment decision on behalf of the entity:*

\_\_\_\_\_

**2. Are you investing as:**

Individual

an IRA

Joint Individuals

an Entity

If an Entity, is Investor investing on behalf of others?

Yes

No

If an Entity, is Investor investing on behalf of a retirement or pension plan?

Yes

No

**3. FOR INDIVIDUALS:**

Investor's date of birth:

Investor's country of citizenship:

1<sup>st</sup>: \_\_\_\_\_

\_\_\_\_\_

2<sup>nd</sup>: \_\_\_\_\_

\_\_\_\_\_

*[Investor Questionnaire continues on next page]*

**4. FOR ENTITIES:**

**Indicate the legal form of the entity:**

- Corporation or Company
- General Partnership
- Limited Partnership
- Limited Liability Company (organized in a U.S. state)
- Revocable Trust (please identify below each grantor and indicate under what circumstances the trust is revocable by the grantor(s))

**Grantor(s):** \_\_\_\_\_

**Circumstances for revocability by grantor(s):** \_\_\_\_\_

- Other Type of Trust (please indicate below the type of trust and, for trusts other than pension trusts, name the grantor(s), beneficiar(y)/(ies) and trustee(s))

**Type of Trust:** \_\_\_\_\_

**Grantor(s):** \_\_\_\_\_

**Beneficiar(y)/(ies):** \_\_\_\_\_

**Trustee(s):** \_\_\_\_\_

- Other (please specify type): \_\_\_\_\_

**Date of incorporation or inception:** \_\_\_\_\_

**State of incorporation or organization:** \_\_\_\_\_

**Was Entity formed specifically for the purpose of investing in the Company?**

- Yes       No

**5. Investor Contact Information:**

Street Address:	
City, State, Zip:	
E-mail Address:	
Phone Number	

- Home     Mobile     Work

**6. Secondary Contact Information:**

Street Address:	
City, State, Zip:	
E-mail Address:	
Phone Number	

Home     Mobile     Work

**7. Reinvestment Plan Participation**

Does the Investor wish to participate in the Company's Reinvestment Plan?<sup>1</sup> For more information on the Reinvestment Plan, please see the Memorandum and LLC Agreement.

Yes     No

**8. Distribution Instructions**

- Send to my custodian/broker (For IRAs we will automatically send to custodian– no need to complete the fields below)

Custodian/Broker Name: \_\_\_\_\_  
Address of Custodian/Broker: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Account Name: \_\_\_\_\_  
(only if different than investor name)  
Account Number: \_\_\_\_\_

- I prefer a free ACH transfer, please send me a secure form to provide my banking information.
- I prefer to receive distributions via a paper check. I understand I will be charged a fee to cover the costs of processing and secure delivery.

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<sup>1</sup>The Reinvestment Plan provides that amounts distributable to the Member will be reinvested in additional Class A Common Units of the Company, subject to the terms and conditions of the LLC Agreement.

**B. THE FOLLOWING INFORMATION IS TO BE PROVIDED SO THAT THE MANAGER CAN DETERMINE IF THE INVESTOR IS AN ACCREDITED INVESTOR.**

An “accredited investor” is any person who comes within any of the following categories, or who the Manager reasonably believes and can verify comes within any of the following categories, at the time of the sale of the Units to that person. Please indicate which of the categories are applicable to you by checking the boxes beside the applicable item or items (you may qualify under more than one category). If no category is applicable, please check Item Number 15, “Not an accredited investor.”

1.  Any natural person whose individual net worth, or joint net worth with that person’s spouse or spousal equivalent (*i.e.*, a cohabitant occupying a relationship generally equivalent to that of a spouse), at the time of such Investor’s purchase, exceeds \$1,000,000 (*not including* the value of the primary residence of such natural person, but *including as a liability against such individual or joint net worth* any indebtedness at the time of investment that is secured by such person’s primary residence to the extent such indebtedness: (i) exceeds the fair market value of such primary residence; or (ii) was incurred during the 60 days prior to investment and not used to purchase such primary residence);
2.  Any natural person who had an individual income in excess of \$200,000 in each of the two most recent years or joint income with that person’s spouse or spousal equivalent (*i.e.*, a cohabitant occupying a relationship generally equivalent to that of a spouse) in excess of \$300,000 in each of those years and has a reasonable expectation of reaching the same income level in the current year;
3.  Any entity in which all of the equity owners are accredited investors;
4.  Any bank as defined in Section 3(a)(2) of the 1933 Act, or any savings and loan association or other institution as defined in Section 3(a)(5)(A) of the 1933 Act, whether acting in its individual or fiduciary capacity; any broker or dealer registered pursuant to Section 15 of the Securities Exchange Act of 1934, as amended; any investment adviser registered pursuant to Section 203 of the Investment Advisers Act of 1940, as amended (the “**Advisers Act**”), or registered pursuant to the laws of a state; any investment adviser relying on the exemption from registering with the SEC under Section 203(l) or (m) of the Advisers Act; any insurance company as defined in Section 2(a)(13) of the 1933 Act; any investment company registered under the 1940 Act or business development company as defined in Section 2(a)(48) of the 1940 Act; any Small Business Investment Company licensed by the U.S. Small Business Administration under Section 301(c) or (d) of the Small Business Investment Act of 1958; or any Rural Business Investment Company as defined in Section 384A of the Consolidated Farm and Rural Development Act;
5.  Any employee benefit plan within the meaning of the Employee Retirement Income Security Act of 1974, as amended (“**ERISA**”), if the investment decision is made by a plan fiduciary, as defined in section 3(21) of ERISA, which is either a bank, savings and loan association, insurance company, or registered investment adviser, or if the employee benefit plan has total assets in excess of \$5,000,000, or, if a self-directed plan, with investment decisions made solely by persons that are accredited investors;

6.  Any plan established and maintained by a state, its political subdivisions, or any agency or instrumentality of a state or its political subdivisions, for the benefit of its employees, if such plan has total assets in excess of \$5,000,000;
7.  Any private business development company as defined in Section 202(a)(22) of the Advisers Act;
8.  Any organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “Code”), corporation, Massachusetts or similar business trust, partnership, or limited liability company (which may include endowments or foundations), not formed for the specific purpose of acquiring the securities offered, with total assets in excess of \$5,000,000;
9.  Any trust (which may include endowments or foundations), with total assets in excess of \$5,000,000, not formed for the specific purpose of acquiring the securities offered, whose purchase is directed by a sophisticated person as described in Rule 506(b)(2)(ii) under the 1933 Act;
10.  Any entity, of a type not listed in paragraphs (3) through (9), not formed for the specific purpose of acquiring the securities offered, owning investments (as defined in Rule 2a51-1(b) of the 1940 Act) in excess of \$5,000,000;
11.  Any natural person holding in good standing one or more professional certifications or designations or credentials from an accredited educational institution that the SEC has designated as qualifying the individual for accredited investor status;

Please indicate applicable professional certification, designation, or credential:

\_\_\_\_\_

12.  Any natural person who is a “knowledgeable employee,” as defined in Rule 3c-5(a)(4) under the 1940 Act, of the Company;
13.  Any “family office,” as defined in Rule 202(a)(11)(G)-1 under the Advisers Act, with assets under management in excess of \$5,000,000, that is not formed for the specific purpose of acquiring the securities offered, and whose prospective investment is directed by a person who has such knowledge and experience in financial and business matters that such family office is capable of evaluating the merits and risks of the prospective investment;
14.  Any “family client,” as defined in Rule 202(a)(11)(G)-1 under the Advisers Act, of a family office meeting the requirements of paragraph (13) above and whose prospective investment in the Company is directed by such family office and a person who has such knowledge and experience in financial and business matters that such family client is capable of evaluating the merits and risks of the prospective investment;  
or
15.  Not an “accredited investor.”\*

\* An Investor that checks Item 15 indicates that the Investor is not an “accredited investor”, as that term is defined in Rule 501 under the 1933 Act. If you have checked Item 15, then please contact the Manager for further instructions.

**C. THE FOLLOWING INFORMATION IS TO BE PROVIDED BY INVESTORS WHO ARE INDIVIDUALS, OR BY THE PERSON MAKING THE INVESTMENT DECISION ON BEHALF OF CORPORATIONS, PARTNERSHIPS, TRUSTS OR OTHER ENTITIES.**

1. Are you aware of the fact that you have the opportunity to question a representative of the Manager about this investment, the Company, the Company’s operations and the Company’s methods of doing business?  
Yes  No
2. Do you understand the merits and risks associated with an investment in the Company?  
Yes  No
3. Do you understand that there is no guarantee of any financial return on an investment in the Company?  
Yes  No
4. Do you understand that there are significant restrictions upon the transfer of Units and that your ability to make withdrawals from the Company will be limited?  
Yes  No
5. Do you understand that you may purchase Units for investment only, and not with a view to the sale or other distribution thereof?  
Yes  No

**D. REPRESENTATION OF RESIDENCE.**

In order for the Company to verify the residence of the Investor and to obtain a written representation from each Investor as to the Investor’s legal residence, please complete the following:

1. I am a bona fide resident of:  
Country: \_\_\_\_\_  
State (if applicable): \_\_\_\_\_  
Since: \_\_\_\_\_  
Note: Entities should fill in the country or state where their principal place of business or executive offices is located.  
If you maintain a residence in any country or state other than that indicated in the response to (1), please indicate where: \_\_\_\_\_
2. If applicable, please complete:

I have filed a State of \_\_\_\_\_ Income Tax Return as an in-state resident for the last \_\_\_\_\_ years.

## E. ANTI-MONEY LAUNDERING/VERIFICATION

As part of the Company's responsibility for the prevention of money laundering, the Manager may require a detailed verification of an Investor's identity, any beneficial owner underlying the account, and the source of the Investor's subscription payment. The Manager reserves the right to request such information as the Manager deems necessary to verify the identity of an Investor including, without limitation, requests for information and representations in this Investor Questionnaire and the Subscription Agreement. In the event of delay or failure by an Investor to produce any information required for verification purposes, the Manager may refuse to accept a subscription or may compulsorily redeem such Investor's Units and/or payment of redemption proceeds may be delayed and neither the Manager nor any Company will be liable to the Investor where an application for Units is not processed or Units are compulsorily redeemed in such circumstances. The Manager, by written notice to any Investor, may suspend the payment of redemption proceeds payable to such Investor if it reasonably deems it necessary to do so to comply with anti-money laundering regulations applicable to the Company, the Manager, or any of the Company's service providers.

Each Investor will be required to make representations as the Manager requires from time to time in connection with applicable anti-money laundering programs, including, without limitation, the representations that the Investor is not a prohibited country, territory, individual or entity listed on the U.S. Department of Treasury's Office of Foreign Assets Control ("OFAC") website, and that it is not directly or indirectly affiliated with any country, territory, individual or entity named on an OFAC list or prohibited by any OFAC sanctions programs. Each Investor will also represent that amounts contributed by the Investor were not directly or indirectly derived from activities that may contravene U.S. federal, state or international laws and regulations, including, without limitation, any applicable anti-money laundering laws and regulations.

The Manager may disclose information regarding the Investor, which may constitute personal data under data protection legislation, to such parties (e.g., affiliates, attorneys, auditors, administrators or regulators) in connection with the operation of the Company to facilitate the transfer of the Units, including, but not limited to, in connection with anti-money laundering and similar laws. The Manager and any of the Company's service providers may also release information if directed to do so by the Investors, if compelled to do so by law or in connection with any government or self-regulatory organization request or investigation related to anti-money laundering or any other laws or regulations. The Company may implement additional restrictions on the transfer of Units to comply with applicable anti-money laundering statutes from time to time.

In order to verify your identity, the Manager requests that you provide copies of the following as verification of your identity with this completed Subscription Booklet:

- (1) **For an individual:** a copy of a current government issued piece of identification providing the picture, name, address and other identifying information of the party. The identification may be a copy of a driver's license, passport or another government-issued picture ID card (an "**ID Card**").

- (2) **For an entity (e.g., corporations, trusts, partnerships, or LLCs):** a copy of the entity’s current articles of incorporation, articles of organization, certificate of formation, charter or similar organizational documentation filed with the jurisdiction in which the entity is organized. In addition, please provide an ID Card (described above) for each individual executing the Subscription Agreement on behalf of the entity.
- (3) **For entities that are investment partnerships, investment trusts or investment companies:** the documents required under Section (2) immediately above *and* a certification in the form attached hereto as Exhibit A.
- (4) **For individuals and entities:** a certification in the form attached hereto as Exhibit B.

**F. THE FOLLOWING INFORMATION IS TO BE PROVIDED SO THAT THE COMPANY CAN DETERMINE THE PERCENTAGE OF INVESTMENT IN THE COMPANY THAT IS ALLOCABLE TO BENEFIT PLAN INVESTORS WITHIN THE MEANING OF 29 C.F.R. SECTION 2510.2-101 AND SECTION 3(42) OF THE U.S. EMPLOYEE RETIREMENT INCOME SECURITY ACT OF 1970, AS AMENDED (“ERISA”).**

**NOTE: Only Benefit Plan Investors need to complete this Section F, all other Investors should proceed to Section G.**

The Company is structured so that the participation by “benefit plan investors” in the Company may at any time be “significant,” as those terms are used in 29 C.F.R. Section 2510.3-101(f), or any successor plan asset regulation promulgated by the United States Department of Labor, and Section 3(42) of ERISA (collectively the “**Plan Asset Rule**”). In order to determine whether participation by benefit plan investors is significant, certain information respecting ownership of Investors in the Company by benefit plan investors is necessary.

**If you are a benefit plan investor within the meaning of the Plan Asset Rule, you must check each of the following boxes that applies and complete the statement set forth next to the box.**

**The definition of “benefit plan investor” includes: (i) any employee benefit plan that is subject to Title I of ERISA; (ii) any “plan” as defined in Section 4975 of the Code, including, without limitation an individual retirement account (IRA), that is subject to Section 4975 of the Code; and (iii) any entity whose underlying assets include assets of such plans by reason of a plan’s investment in such entity.**

**If you are an entity whose underlying assets include any assets of benefit plan investors, to the extent that the percentage of your assets attributable to benefit plan investors is proposed to change for any reason, you agree that you will (i) notify the Company a reasonable time in advance of permitting any such change; and (ii) obtain the Company’s written consent prior to permitting to any such change that would increase the percentage of your assets that are attributable to benefit plan investors. You hereby further agree that you will immediately provide information about the percentage of your assets attributable to benefit plan investors at any time requested by the Company.**

- I am, or am acting on behalf of, a plan that is subject to Title I of ERISA or Section 4975 of the Code.

- I am a state or national bank, trust company, savings bank, or savings and loan association.
  - If so, I am investing assets of a collective or common trust fund, or other vehicle in which a “benefit plan investor” within the meaning of the Plan Asset Regulation (“**Benefit Plan Investor**”), has acquired or holds an interest. The percentage of investment in such common or collective trust fund or other vehicle that is attributable to investment of Benefit Plan Investors is \_\_\_%.
- I am an insurance company that is investing assets of a separate account.
  - If so, the separate account is not a separate account that is maintained solely in connection with fixed contractual obligations of the insurance company under which amounts payable or credited to investors are not affected by investment performance, and percentage of investment in such separate account that is attributable to investment of Benefit Plan Investors is \_\_\_%.
- I am an insurance company that is investing general account assets and the percentage of investment in such insurance company general account that is attributable to investment of Benefit Plan Investors is \_\_\_%.
- I am an entity whose underlying assets are deemed to include “plan assets” under the Plan Asset Rule and the percentage of investment in such entity that is attributable to investment of Benefit Plan Investors is \_\_\_%.

**G. THE FOLLOWING INFORMATION IS TO BE PROVIDED BY INVESTORS WHO ARE PENSION OR OTHER EMPLOYEE BENEFIT PLANS OR IRAs.**

1. I confirm that the decision to invest in the Company that accepts my subscription is the decision of the undersigned, based on the undersigned’s own evaluation of the Company and the Memorandum.  
 Yes  No
2. I confirm that none of Investhome Capital Management, LLC (the “**Manager**”) or the representatives thereof (each, a “**Company Representative**”) have provided me with any recommendations as to the advisability of acquiring, holding, disposing of, or exchanging an interest in the Company, or any recommendations as to how securities or other investment property in my plan or IRA (as applicable) should be invested after the securities or other investment property are rolled over, transferred, or distributed from the plan or IRA (as applicable).  
 Yes  No
3. I acknowledge that none of the Manager or the Company Representatives are acting as a fiduciary with respect to my proposed investment.  
 Yes  No
4. I confirm that no representation or acknowledgement has been made by the Manager or any Company Representative that any such person or entity is acting as a fiduciary with respect to the investment in the Company that accepts my subscription.

Yes

No

**H. NOTICE AND CONSENT FOR ELECTRONIC DELIVERY OF COMPANY MATERIALS AND REGULATORY DOCUMENTS.**

The Company intends to electronically deliver documents or information pertaining to a Member's investment in the Company, including, but not limited to, reports, statements, notices, U.S. tax Form K-1s and other information (the "**Company Materials**") required or permitted to be provided to the Company's Members pursuant to any federal, state or local law or regulation or pursuant to the LLC Agreement of the Company, as amended and/or restated from time to time. In addition, the Company will use the electronic delivery methods to deliver any regulatory communications to the Company's Members (this information, together with any other information required under the 1933 Act, the U.S. Securities Exchange Act of 1934, the 1940 Act and the U.S. Advisers Act, the "**Regulatory Documents**"). "**Electronic Delivery**" means making Company Materials and Regulatory Documents available electronically to a Member by delivery of information by email, by posting documents to the Company's internet-based investor portal and/or by any other electronic means. The Company's Manager, in its sole discretion, may elect which method of delivery it uses with respect to Electronic Delivery of any and all such materials and documents.

The Company is seeking written consent from each Member to use Electronic Delivery to deliver the Company Materials and Regulatory Documents to Members. Accordingly, the Company seeks consent from you, as follows:

1. The Investor hereby acknowledges that the Investor has read and understands this Notice and Consent for Electronic Delivery of Company Materials and Regulatory Documents (this "**Consent**") and hereby consents to Electronic Delivery of all Company Materials and Regulatory Documents.
2. The Investor hereby acknowledges possessing the technical ability and resources to receive Electronic Delivery of Company Materials and Regulatory Documents.
3. The Investor understands that the Investor may incur costs in connection with Electronic Delivery of Company Materials and Regulatory Documents, including costs associated with online time and printing documents.
4. It is the Investor's affirmative obligation to notify the Company in writing if the Investor's email address provided to the Company changes. The Investor may revoke or restrict its consent to this Electronic Delivery of Company Materials and Regulatory Documents upon delivery of 30 days' prior written notice to the Company of such revocation or restriction.
4. The Investor agrees to notify the Company as promptly as possible if the Investor is unable to access a document link in an Electronic Delivery communication or does not receive an expected communication via Electronic Delivery.
5. Check Yes or No below to confirm the above.

Yes

No

The consent provided in this Consent shall remain effective until the Investor informs the Manager of the Company of its revocation or restriction of such consent.

*[Signature page follows]*

**SIGNATURE**

The undersigned hereby represents to the Company and the Manager that: (a) the information contained herein is complete and accurate and may be relied upon by the Company and the Manager; (b) the Company and the Manager will be notified of any change in any of the information contained herein occurring prior to the purchase by the undersigned of any Units; and (c) the undersigned has received or had access to all material information enabling the undersigned to make an informed investment decision and that all information requested has been furnished to the undersigned.

<p><b><i>For Individual Investors:</i></b></p> <p>_____</p> <p>Name of Investor (please print)</p> <p>Signature: _____</p> <p>Date: _____</p> <p>_____</p> <p>Name of Joint Investor, if applicable (please print)</p> <p>Signature: _____</p> <p>Date: _____</p>	<p><b><i>For Entity Investors:</i></b></p> <p>_____</p> <p>Name of Entity (please print)</p> <p>Signature: _____</p> <p>Print Name: _____</p> <p>Date: _____</p>
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**EXHIBIT A**

**AML CERTIFICATION FORM FOR FUND OF FUND OR ENTITIES THAT INVEST ON BEHALF OF THIRD PARTIES**

The undersigned, being the \_\_\_\_\_ of \_\_\_\_\_,  
*(Title)* *(Name of Entity)*

a \_\_\_\_\_ organized under the laws of \_\_\_\_\_  
*(Type of Entity)* *(Jurisdiction of Organization)*

(the “**Investor**”), does hereby certify on behalf of the Investor that it is aware of the requirements of the USA PATRIOT Act of 2001, the regulations administered by the U.S. Department of Treasury’s Office of Foreign Assets Control, and other applicable U.S. federal, state or non-U.S. anti-money laundering laws and regulations (collectively, the “anti-money laundering/OFAC laws”). The Investor hereby certifies that it has anti-money laundering policies and procedures in place reasonably designed to verify the identity of its underlying investors and their sources of funds. Such policies and procedures are properly enforced and are consistent with the anti-money laundering/OFAC laws such that Investhome REIT, LLC, (the “**Company**”), and its manager, Investhome Capital Management, LLC (the “**Manager**”), may rely on this Certification.

The Investor hereby represents to the Company and the Manager that, to the best of its knowledge, the Investor’s underlying investors are not individuals, entities or countries that may subject the Company or the Manager to criminal or civil violations of any anti-money laundering/OFAC laws. The Investor has read the sections entitled “Anti-Money Laundering Representations” in the Company’s Subscription Agreement. The Investor has taken all reasonable steps to ensure that its underlying investors are able to certify to such representations. The Investor agrees to promptly notify the Manager should the Investor have any questions relating to any of its investors or become aware of any changes in the representations set forth in this Certification.

\_\_\_\_\_  
Name of Investor (please print)

\_\_\_\_\_  
Name/Title of entity authorized to make representation on behalf of Investor (if applicable)

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title (if applicable): \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT B**

**The Source of Funds Declaration**

To: Investhome REIT, LLC (the “**Company**”)

Date:

\_\_\_\_\_

1) I/we, \_\_\_\_\_, understand that I/we am/are making this declaration  
*(Investor name(s))*  
for my own protection as well as for the protection of the Company.

2) I/we declare that the funds totaling \_\_\_\_\_, which are used to purchase membership interests in the Company, represent funds obtained by the undersigned from the following source:

\_\_\_\_\_

3) Consent is hereby given to the Company’s manager and/or its administrator to disclose this transaction to those institutions that are legally entitled to receive the information contained herein.

<p><b><i>For Individual Investors:</i></b></p> <p>_____</p> <p>Name of Investor (please print)</p> <p>Signature: _____</p> <p>Date: _____</p> <p>_____</p> <p>Name of Joint Investor, if applicable (please print)</p> <p>Signature: _____</p> <p>Date: _____</p>	<p><b><i>For Entity Investors:</i></b></p> <p>_____</p> <p>Name of Entity (please print)</p> <p>Signature: _____</p> <p>Print Name: _____</p> <p>Date: _____</p>
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# **SUBSCRIPTION AGREEMENT**

## SUBSCRIPTION AGREEMENT

Investhome REIT, LLC  
c/o Investhome Capital Management, LLC  
Attention:

Ladies and Gentlemen:

The undersigned hereby subscribes for Class A-1 Common Units (the “**Units**”) in Investhome REIT, LLC, a Delaware limited liability company (the “**Company**”), in the amount set forth on the signature page hereof.

The: (i) price per Unit; (ii) actual number of Units to be received by the undersigned; and (iii) purchase price for the Units will be determined and/or paid, as the case may be, in the manner contemplated by the Company’s Confidential Private Placement Memorandum, as the same may be amended from time to time (the “**Memorandum**”) and the Company’s Limited Liability Company Agreement, as the same may be amended from time to time (the “**LLC Agreement**”). Capitalized terms used but not defined herein will have the meanings ascribed thereto in the LLC Agreement. This Subscription Agreement (this “**Agreement**”) will become effective and binding only upon the acceptance hereof by the Company.

**1. Representations and Warranties.** In connection with the purchase of the Units, the undersigned hereby represents and warrants to the Company and to Investhome Capital Management, LLC, as the manager of the Company (the “**Manager**”), that:

a. The undersigned has full legal right, power, and authority (including the due authorization by all necessary corporate, limited liability company, or partnership action in the case of corporate, limited liability company or partnership subscribers) to enter into this Agreement and the LLC Agreement and to perform the undersigned’s obligations hereunder without the need for the consent of any other person; and each of this Agreement and the LLC Agreement has been duly authorized, executed, and delivered and constitutes the legal, valid, and binding obligation of the undersigned enforceable against the undersigned in accordance with the terms hereof and thereof.

b. The Units are being purchased for the undersigned’s own account without the participation of any other person, for investment and not with a view to any distribution thereof that would violate the United States Securities Act of 1933, as amended (the “**1933 Act**”), or the applicable securities laws of any state; and the undersigned will not distribute the Units in violation of the 1933 Act or the applicable securities laws of any state.

c. The undersigned understands that there are significant restrictions on the transferability of the Units or any portion thereof or interest therein; and the Units have not been registered or qualified under the 1933 Act or the securities laws of any state and must be held indefinitely unless subsequently registered or qualified under the 1933 Act and any applicable state securities laws or unless an exemption from such registration becomes or is available.

d. The Units have not been approved or disapproved by the United States Securities and Exchange Commission (the “**SEC**”) or by the securities regulatory authority of any state or of any other jurisdiction. Furthermore, the foregoing authorities have not confirmed the accuracy or determined the adequacy of the Memorandum. No federal or state agency has made any findings as to the fairness of the terms of the offering.

e. The undersigned is financially able to hold the Units for long-term investment, believes that the nature and amount of the Units being acquired are consistent with the undersigned's overall investment program and financial position, and recognizes that there are substantial risks involved in acquiring the Units.

f. The undersigned has evaluated the risk of investing in the Units and is acquiring the Units based only upon its independent examination and judgment as to the prospects of the Company as determined from information obtained directly by the undersigned from the Company or its authorized representatives.

g. The undersigned's overall commitment to investments that are not readily marketable is not disproportionate to the undersigned's net worth, and the undersigned's acquisition of the Units will not cause such overall commitment to become excessive.

h. The undersigned understands that an investment in the Units is a speculative investment that involves a high degree of risk and the undersigned can sustain a complete loss of this investment in the Units. The undersigned has no need for liquidity in the undersigned's investment in the Units.

i. The undersigned is purchasing the Units with lawfully acquired funds for investment.

j. The undersigned confirms that: (i) the undersigned is familiar with the business of the Company; (ii) the undersigned has had the opportunity to ask questions about the Company and to obtain (and that the undersigned has received to its satisfaction) such information about the business and financial condition of the Company as the undersigned has reasonably requested; (iii) the undersigned, either alone or with its representative (as defined in Rule 501(h) promulgated under the 1933 Act), if any, has such knowledge and experience in financial and business matters that the undersigned is capable of evaluating the merits and risks of the prospective investment in the Units; and (iv) that all documents, records and books pertaining to the investment in the Company have been made available to the undersigned and/or to the undersigned's personal investment, tax and legal advisers, if such advisers were utilized by the undersigned.

k. The undersigned has been advised to consult with the undersigned's own attorney regarding legal matters and own tax advisor regarding tax matters concerning an investment in the Company and has done so to the extent the undersigned considers necessary.

l. Any projections or predictions that may have been made available to investors are based on estimates, assumptions, and forecasts which may prove to be incorrect; and no assurance is given that actual results will correspond with the results contemplated by the various projections.

m. At no time has it been explicitly or implicitly represented, guaranteed or warranted to the undersigned by the Company, the Manager, any representatives, agents or employees of the Company, or any other person: (i) that the undersigned will or will not have to remain as owner of the undersigned's Units an exact or approximate length of time; (ii) that an amount or percentage of profit and/or amount or type of consideration will be realized as a result of this investment; (iii) that any cash distributions paid on behalf of the Investment (as defined in the LLC Agreement) or otherwise will be made to members of the Company by any specific date or will be made at all; or (iv) that any specific tax benefits will accrue as a result of an investment in the Company.

n. The undersigned acknowledges and agrees the undersigned's Units cannot be sold, assigned, transferred, exchanged or otherwise disposed of except in compliance with the terms of the LLC Agreement.

o. The undersigned hereby agrees to adhere to and be bound by the terms and conditions of the LLC Agreement, as such agreements may be amended from time to time in accordance with their respective terms.

p. The address set forth on the signature page hereto is the undersigned's true and correct address.

q. The execution and delivery of this Agreement by the undersigned has been duly authorized, and this Agreement constitutes the valid and binding agreement of the undersigned enforceable against the undersigned in accordance with its terms.

r. No provision of any applicable law, regulation or document by which the undersigned is bound prohibits the purchase of Units by the undersigned.

s. Further Representations Regarding Investor's Status:

(i) The undersigned is an "accredited investor" as such term is defined in Rule 501 under the 1933 Act. *(If the undersigned cannot make this representation, the undersigned should contact the Manager for additional instructions.)*

(ii) If not an individual, the undersigned represents that the undersigned: (A) is not a private investment company that would be required to register as an investment company under the U.S. Investment Company Act of 1940, as amended (the "**1940 Act**") but for an exclusion from the definition of "investment company" provided in Section 3(c)(1) or 3(c)(7) of the 1940 Act; (B) the undersigned was not formed for the purpose of investing in the Company; and (C) not more than 40% of the undersigned's assets will be invested in the Company. *(If the undersigned cannot make this representation, the undersigned should contact the Manager for additional instructions.)*

t. The undersigned represents that the subscription funds invested in the Company pursuant to this Agreement are not the assets of (i) an insurance company general or separate account; or (ii) a bank holding company. *(If the undersigned cannot make this representation, the undersigned should contact the Manager for additional instructions.)*

u. Further Representations and Warranties by Investors Subject to ERISA or Section 4975 of the Code. If the undersigned is: (i) an employee benefit plan which is subject to Title I of ERISA (an "**ERISA Plan**"); (ii) a plan which is subject to section 4975 of the Code (an "**IRA**"); or (iii) an entity whose underlying assets are treated under ERISA and the Code as the assets of such an ERISA Plan or IRA by reason of an equity investment in such entity by an ERISA Plan (a "**Plan Entity**"), and each ERISA Plan, IRA or Plan Entity, a "**Plan**"), then:

(i) The person signing below on behalf of the Plan is the plan's fiduciary ("**Plan Fiduciary**"), and the Plan Fiduciary represents as follows:

(1) the undersigned acknowledges and agrees to the following:

(A) none of the Company, the Manager, nor any affiliate or employee thereof is undertaking, or has undertaken to give advice in a fiduciary capacity, in connection with the decision of the undersigned to invest in the Company;

(B) the Manager's (and its affiliate's) financial interests with respect to the Company are described in the Memorandum, and the undersigned is satisfied with such description;

(C) the decision to invest in the Company is its own decision, based on its own evaluation of the Company;

(D) it has not relied on any recommendations of the Manager or the Manager's affiliates or employees thereof as to the advisability of acquiring, holding, disposing of, or exchanging an interest in the Company as a primary basis of any decisions involving investment in the Company;

(E) it acknowledges that none of the Manager or the Manager's affiliates are acting as fiduciaries with respect to its proposed investment in the Company; and

(F) it confirms that no representation or acknowledgement has been made by the Manager or its affiliates that any such person or entity is acting as a fiduciary with respect to its investment in the Company.

v. The undersigned is not acquiring the Units on behalf of, or for the benefit of, any other person, and that the undersigned does not intend, and will not attempt, to transfer any Units hereby subscribed for to any other person without the prior knowledge and written consent of the Company and the Manager.

w. The acceptance of the undersigned's subscription together with the appropriate remittance will not violate any applicable money laundering laws, rules, or regulations, that the undersigned undertakes to provide to the Company verification of the undersigned's identity satisfactory to the Company promptly on request, and that the Company, the Manager, and their agents and assigns, will be held harmless and indemnified against any loss arising as a result of a failure to process the undersigned's subscription or any future redemption request by the undersigned if such information as has been required by the parties referred to has not been provided by the undersigned.

x. If an individual, the undersigned, and if an entity, the undersigned authorized signatory of such entity, is at least 21 years of age.

y. The undersigned recognizes that non-public information concerning the undersigned set forth in this Agreement or otherwise disclosed by the undersigned to the Company, or other agents of the Company (the "**Information**") (such as the undersigned's name, address, social security number, assets and income): (i) may be disclosed to the Company's Manager, attorneys, accountants, lenders, and third party administrators in furtherance of the Company's business; and (ii) as otherwise required or permitted by law. The Company and the Manager restrict access to the Information to their employees who need to know the information to provide services to the Company, and maintain physical, electronic and procedural safeguards that comply with U.S. federal standards to guard the information.

z. If any of the undersigned's representations, warranties, or covenants contained herein ceases to be true or if the Company no longer reasonably believes that it has satisfactory evidence as to their truth, notwithstanding any other agreement to the contrary, the Company may freeze the undersigned's

investment, either by prohibiting additional investments, declining or suspending any withdrawal requests and/or segregating the assets constituting the investment in accordance with applicable regulations, or the undersigned's investment may immediately be involuntarily withdrawn by the Company, and the Company may also be required to report such action and to disclose the undersigned's identity to OFAC or other authority. In the event that the Company is required to, or does, take any of the foregoing actions, the undersigned understands and agrees that it will have no claim against the Company, the Manager and their respective affiliates, directors, members, partners, shareholders, officers, employees and agents for any form of damages as a result of any of the aforementioned actions.

aa. The undersigned should not construe the contents of the LLC Agreement, or any prior or subsequent communication from the Manager or any of its respective agents, officers or representatives, as legal or tax advice; the undersigned has been advised to consult with the undersigned's own attorney regarding legal matters and own tax advisor regarding tax matters concerning an investment in the Company and has done so to the extent the undersigned considers necessary; the legal and tax consequences to the undersigned of the investment in the Company will depend on the undersigned's particular circumstances; and neither the Company nor the Manager makes any representation or warranty with respect thereto.

bb. Bad Actor Certification. The undersigned represents that the undersigned is not a "**Bad Actor**" as evidenced by the undersigned's execution of the Bad Actor Certification in the form attached hereto as Schedule I.

cc. Anti-Money Laundering Representations

(i) The undersigned represents that all evidence of identity provided in connection with this Agreement (including, but not limited to, the Investor Questionnaire) is complete, true, and correct and all related information furnished is genuine and accurate.

(ii) The undersigned agrees to provide any information deemed necessary by the Company or the Manager to comply with its anti-money laundering program and related responsibilities from time to time. In the event of delay or failure by the undersigned to produce any information requested in this Agreement or required for verification purposes, the Company may refuse to accept the subscription.

(iii) The undersigned represents and covenants that neither it, nor any person controlling, controlled by, or under common control with it, nor any person having a beneficial interest in it: (1) is an individual, organization, or entity listed on the List of Specially Designated Nationals and Blocked Persons (the "**OFAC Control List**") maintained by the U.S. Office of Foreign Assets Control ("**OFAC**") (available at <https://www.treasury.gov/ofac/downloads/sdnlist.pdf>); and (2) that it is not investing and will not invest in the Company on behalf of or for the benefit of any individual, organization, or entity listed on the OFAC Control List or restricted by any OFAC sanctions program. The undersigned agrees to promptly notify the Company of any change in information affecting this representation and covenant.

(iv) The undersigned represents that: (1) the amounts to be invested by the undersigned in the Company are not directly or indirectly derived from activities that contravene U.S. federal or state laws or regulations and international laws and regulations, including, without limitation, anti-money laundering laws and regulations; and (2) the proceeds from the undersigned's investment in the Company will not be used to finance any illegal activities.

(v) The undersigned acknowledges: (1) that additional subscriptions by the undersigned may be refused; and/or (2) that requests for withdrawals may be delayed or declined if the Company reasonably believes it does not have satisfactory evidence of the undersigned's identity.

(vi) The undersigned acknowledges that, if, following the Company's acceptance of this Agreement, the Company reasonably believes that the undersigned is listed on the OFAC Control List or has otherwise breached its representations and covenants as to its identity, the Company may be obligated to block the undersigned's investment in accordance with applicable law, and the undersigned will have no claim against the Company or the Manager for any form of damages as a result of blocking the investment.

(vii) If the undersigned is a "fund of funds" or an entity that invests on behalf of others, the undersigned, in addition to and not by way of limiting the foregoing, represents and certifies that it is aware of the requirements of the USA PATRIOT Act of 2001, and rules and regulations promulgated thereunder (the "USA PATRIOT Act") and other applicable anti-money laundering measures in any jurisdiction (collectively, the "AML Rules") and that it has adopted anti-money laundering policies and procedures in place reasonably designed to verify the identity of its beneficial owners or underlying investors, as the case may be, and their respective sources of funds. Such policies and procedures are properly enforced and are consistent with such AML Rules. The undersigned represents and certifies that to the best of its knowledge, the beneficial owners or investors, as the case may be, are not individuals, entities, or countries that may subject the Company or the Manager or any of its affiliates to criminal or civil violations of any AML Rules. The undersigned acknowledges that it is to furnish a copy of its anti-money laundering policies and procedures to the Company or the Manager when requested. Among its other obligations hereunder, the undersigned agrees to promptly notify the Company if the foregoing representation and certification becomes inaccurate.

(viii) The undersigned represents that: (1) it is not a Senior Foreign Political Figure,<sup>2</sup> a member of a Senior Foreign Political Figure's Immediate Family,<sup>3</sup> and/or any Close Associate<sup>4</sup> of a Senior Foreign Political Figure residing in a High-risk or non-cooperative jurisdiction (an "HNJ")<sup>5</sup> or a jurisdiction that has been designated by the U.S. Treasury as warranting special measures due to money laundering concerns; (2) it is not a former Senior Foreign Political Figure residing in an HNJ or a jurisdiction that has been designated by the U.S. Treasury as warranting special measures due to money laundering concerns; (3) it is not resident in, or organized or chartered under the laws of a jurisdiction that has been designated by the U.S. Secretary of Treasury under Sections 311 and 312 of the USA PATRIOT Act as warranting special measures due to money laundering concerns; (4) it is not a Foreign Shell Bank as the term is defined in the USA PATRIOT Act; and (5) its subscription funds do not originate from, nor will they be routed through, an account maintained at a Foreign Shell Bank, an "offshore bank," or a bank organized or chartered under the laws of a jurisdiction deemed to be an HNJ or a jurisdiction

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<sup>2</sup> The term "Senior Foreign Political Figure" is defined to mean a senior official in the executive, legislative, administrative, military or judicial branches of a foreign government (whether elected or not), senior official of a major foreign political party, or a senior executive of a foreign government-owned corporation.

<sup>3</sup> The term "immediate family" is defined to mean the parents, siblings, spouse, children, and in-laws of a Senior Foreign Political Figure

<sup>4</sup> The term "Close Associate" is defined to mean a person who is widely and publicly known to maintain an unusually close relationship with a Senior Foreign Political Figure.

<sup>5</sup> The Financial Action Task Force ("FATF") on Money Laundering has designated certain countries or territories as HNJs. The list of countries or territories deemed to be HNJs is available at: <http://www.fatf-gafi.org/topics/high-riskandnon-cooperativejurisdictions> (and as updated from time to time).

that has been designated by the U.S. Treasury as warranting special measures due to money laundering concerns.

**2. Acknowledgments.** The undersigned acknowledges and agrees:

a. Receipt of all information requested of the Company, and further acknowledges that no representations or warranties have been made to the undersigned by the Company, the Manager or any representative or agent of the Company, other than as set forth in the Memorandum.

b. That the undersigned must continue to bear the economic risk of the investment in the Units for an indefinite period and recognizes that the Units are being: (i) sold without registration of securities for sale; (ii) issued and sold in reliance on exemptions from registration under applicable state securities laws; and (iii) issued and sold in reliance on certain exemptions from registration, including Regulation D, under the 1933 Act.

c. That this subscription may be accepted or rejected in whole or in part in the sole discretion of the Manager.

d. That the undersigned is aware that the transfer of Units is limited by the LLC Agreement.

e. That the undersigned is purchasing the Units without being furnished any offering literature or prospectus other than the Memorandum.

f. That the undersigned has received and carefully read and is familiar with the LLC Agreement and the Memorandum. The undersigned is purchasing the Units relying only on the information set forth in the LLC Agreement and Memorandum.

g. That: (i) the Memorandum discloses certain conflicts of interest that may exist or arise with respect to the Company; and (ii) the undersigned waives any objection to those conflicts of interest and the manner in which such conflicts of interest are to be resolved, as described in the Memorandum.

h. That there is not currently, nor is there expected to arise, any public market for the Units, and the undersigned may have to hold the Units indefinitely, and it may not be possible for the undersigned to liquidate its investment in the Units other than by redemption as provided in the LLC Agreement.

i. That the undersigned understands that, except as specifically provided in the LLC Agreement, the Members have no right to amend or terminate the LLC Agreement or to appoint, select, vote for or remove the Manager or its agents or to otherwise participate in the business decisions of the Company.

j. That pursuant to the LLC Agreement, the Manager will exercise all rights, powers and privileges of ownership in all Company property, including the right to vote, give assent, execute and deliver proxies.

**3. Agreements.** The undersigned hereby agrees as follows:

a. If the undersigned's purchase of the Units is accepted by the Manager, the undersigned will thereby adopt and be bound by all the terms and provisions of the LLC Agreement, and

any amendments thereto, including, without limitation, the prohibition on transfers of Units, and will perform all obligations therein imposed upon the undersigned with respect to the undersigned's Units.

b. The Units will not be offered for sale, sold or transferred other than in accordance with the LLC Agreement and pursuant to: (i) an effective registration under the 1933 Act or in a transaction that is otherwise in compliance with the 1933 Act; and (ii) evidence satisfactory to the Company of compliance with the applicable securities laws of other jurisdictions. The Company will be entitled to rely upon an opinion of counsel satisfactory to it with respect to compliance with the above laws and may, if it so desires, refuse to permit the transfer of the Units unless the request for the transfer is accompanied by an opinion of counsel acceptable to the Company to the effect that neither the sale nor the proposed transfer will result in any violation of the 1933 Act or the securities laws of any other jurisdiction.

c. The undersigned will comply with any request by the Company or Manager for the undersigned's financial statements, recent income tax returns and references, including, without limitation, bank references.

d. A legend indicating that the Units have not been registered under the 1933 Act or any state securities laws and referring to the restrictions on transferability and sale of the Units may be placed on any certificate(s) or other document delivered to the undersigned or any substitute therefor and the Manager of the Company or any transfer agent may be instructed to require compliance therewith. The undersigned acknowledges and understands, however, that no certificate(s) evidencing the Units will be issued by the Company.

e. The undersigned will provide promptly such information and execute and deliver such documents as may be necessary to comply with any and all laws and regulations to which the Company may be subject, including information regarding the undersigned ownership of Units to comply with any U.S. securities or tax laws.

**4. Authorization to Verify Accredited Investor Status.** In order to facilitate the verification of the undersigned's status as an accredited investor in accordance with Rule 506(c) of Regulation D under the 1933 Act ("**Rule 506(c)**"), the undersigned hereby agrees as follows:

a. The Company may obtain verification of the undersigned's accredited investor status from any third party service provider that is engaged for such purpose (each, a "**Third Party Verifier**"), and agrees to provide such information, to execute such documents, and to take such other actions as may be, in the opinion of the Third Party Verifier, necessary or advisable to authorize and enable the Third Party Verifier to verify the undersigned's accredited investor status to the Company.

b. The Company may also verify the undersigned's accredited investor status directly. To this end:

i. The undersigned authorizes the Manager and the Company to obtain information and documentation from any person, including, without limitation, the undersigned, the undersigned's accountant, attorney, or other professional advisers, and third party providers (e.g., consumer reporting agencies) regarding the undersigned's income, assets, liabilities, and any other information or documentation determined by the Manager and the Company to be necessary or advisable to make a verification pursuant to Rule 506(c); and

ii. The undersigned agrees to comply with any and all requests by the Manager or the Company consistent with, and in furtherance of, subsection (i) above, including requests for the following:

A. an Internal Revenue Service form that reports the undersigned's income for the two most recent years (including, but not limited to, Form W-2, Form 1099, Schedule K-1 to Form 1065, and Form 1040); and

B. the following types of documentation dated within the prior three months: (A) bank statements, brokerage statements and other statements of securities holdings, certificates of deposit, tax assessments, and appraisal reports issued by independent third parties, and (B) a consumer report from at least one of the nationwide consumer reporting agencies.

iii. The undersigned hereby releases the Manager and the Company from any and all liability for acts performed in accordance with the above authorization in good faith.

5. **Privacy.** If the undersigned is a natural person (including a natural person investing through an individual retirement account or "IRA"), the undersigned has been furnished and carefully read the notice regarding privacy of financial information under the United States Federal Trade Commission privacy rule, 16 C.F.R. Part 313 (the "**Privacy Rule**"), attached hereto as Exhibit A, and agrees that the Interest is a financial product that the undersigned has requested and authorized. In accordance with section 14 of the Privacy Rule, the undersigned acknowledges and agrees that the Company may disclose nonpublic personal information of the undersigned to other Members, as well as to the Company's accountants, attorneys, and other service providers as necessary to effect, administer and enforce the Company's and the Members' rights and obligations.

6. **Corporate Transparency Act Reporting.** To the extent the Manager determines it is necessary or advisable under the U.S. Corporate Transparency Act (or any regulations enacted thereunder) to provide the Company's beneficial owner information to the U.S. Department of the Treasury's Financial Crimes Enforcement Network ("**FinCEN**") (or successor regulatory authority), the undersigned hereby agrees: (i) that the Company and the Manager are authorized to provide the undersigned's information (including, without limitation, an image of the undersigned's U.S. driver's license, a U.S. passport, or other identification document issued by a U.S. state or territory ("**ID Card**") to FinCEN (or to an agent to submit to FinCEN on the Company's behalf); and (ii) if the undersigned is an entity, the undersigned agrees to provide such additional information that the Manager determines is necessary or advisable that the Company would be required to provide or substantiate under applicable law (including, without limitation, an ID Card for any individual that may be deemed a beneficial owner of the Company).

7. **Indemnification.** The undersigned acknowledges that it understands the meaning and legal consequences of the representations, warranties and other agreements made by the undersigned herein, and further acknowledges that the Company and Manager are relying on such representations and warranties in making their determination to accept or reject this Subscription. The undersigned hereby agrees to indemnify and hold harmless the Company, the Manager and any agent, director, officer or employee thereof from and against any and all loss, damage or liability due to or arising out of any false statement or breach of any representation, warranty or agreement of the undersigned contained in this Agreement, the undersigned's Investor Questionnaire, or in any other document furnished by the undersigned in connection with the undersigned's investment in the Company. The undersigned acknowledges that the Company will indemnify and hold harmless the Manager from and against any and all claims, losses, costs, expenses (including, without limitation, attorney's fees and court costs), damages, actions or causes of action arising from, on account of or in connection with the performance by the Manager of its duties under the LLC Agreement, other than such of the foregoing arising from, on account of or in connection with the bad faith, gross negligence or intentional wrongdoing of the Manager. The federal and state securities laws impose liabilities under certain circumstances on persons who act in good faith; nothing in this Agreement will constitute a waiver or limitation of any rights that the undersigned may have under applicable federal and

state securities laws. If the undersigned is a Plan, this indemnification obligation in this Section 4 applies to the Plan's sponsor.

**8. Effective Date of Contribution.** The undersigned will become a Member in the Company as of a given date only to the extent that the Manager receives immediately available funds attributable to such contribution on such date and such funds are actually credited to the Company.

**9. Electronic Communications.** If the undersigned has consented to receive electronic communications from the Company, the Manager, and the Company's service providers, the undersigned acknowledges that while the Company, the Manager, and the Company's service providers will take reasonable precautions to ensure the integrity, confidentiality, and security of the documents, they will not be liable for any interception, computer viruses or any other defects associated with the electronic communications nor will they be liable for any failure of the undersigned to successfully receive such electronic communications.

**10. Governing Law.** This Agreement and all amendments hereto will be governed by and construed in accordance with the laws of the State of Delaware and, together with the rights and obligations of the parties hereunder, will be construed under and governed by the laws of such state without giving effect to any choice or conflict of law provisions or rules that would cause the application of the domestic substantive laws of any other jurisdiction.

**11. Pronouns.** All pronouns contained herein and any variations thereof will be deemed to refer to the masculine, feminine or neuter, singular or plural, as the identity of the parties hereto may require.

**12. Other.** This Agreement will: (a) be binding upon the undersigned and the heirs, legal representatives, successors, and permitted assigns of the undersigned and will insure to the benefit of the Company and its successors and assigns; (b) survive the acceptance of the undersigned as a Member of the Company; and (c) if the undersigned consists of more than one person, be the joint and several obligation of each of such persons. Notwithstanding the foregoing, the parties agree that any action or proceeding seeking to enforce any provision of, or based on any right arising out of, this Agreement must be brought exclusively in an appropriate District of Columbia or federal court located in Washington, D.C., and each of the parties consents to the exclusive jurisdiction of such courts in any such action or proceeding and waives any objection to venue laid therein.

**13. Signature and Confirmation.** The agreements and representations made by the undersigned herein extend to and apply to all of the Units now or hereafter purchased by the undersigned. The signature by the undersigned will constitute a confirmation by the undersigned that all agreements, representations and warranties made herein will be true and correct as of the date hereof and, if the undersigned is a Plan, the signature of its sponsor also represents the sponsor's obligation to be bound by the provisions of Section 7 hereof.

*[Signatures pages follow]*

Very truly yours,

<p><u>For Individual Investors:</u></p> <p>Signature: _____</p> <p>Print Name: _____</p> <p>Dated: _____</p> <p>Signature: _____</p> <p>Print Name: _____</p> <p>Dated: _____</p>	<p><u>For Entity Investors:</u></p> <p>_____</p> <p>Name of Investor (please print)</p> <p>Signature: _____</p> <p>Print Name: _____</p> <p>Title: _____</p> <p>Dated: _____</p>
<p><u>For Plan Investors only:</u></p> <p>Are you a Plan Investor where the previous signature is not that of a trustee or investment manager as defined in ERISA? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>_____</p> <p>Name of Trustee or Investment Manager (please print)</p> <p>Signature: _____</p> <p>Print Name: _____</p> <p>Dated: _____</p> <p>Address: _____</p> <p>_____</p>	
<p><u>Subscription Amount (all Investors should complete):</u> \$ _____</p>	

THE UNITS REFERRED TO IN THIS AGREEMENT HAVE NOT BEEN REGISTERED UNDER THE 1933 ACT, OR UNDER APPLICABLE STATE SECURITIES LAWS. SUCH UNITS ARE BEING OFFERED AND SOLD UNDER IN RELIANCE OF EXEMPTIONS FROM REGISTRATION PROVIDED BY SECTIONS 4(A)(2) OF THE 1933 ACT AND REGULATIONS PROMULGATED THEREUNDER AND IN RELIANCE ON APPLICABLE EXEMPTIONS UNDER STATE SECURITIES LAWS. ACCORDINGLY, THE UNITS CANNOT BE RESOLD OR TRANSFERRED BY ANY INVESTOR WITHOUT REGISTRATION OF THE SECURITIES UNDER THE 1933 ACT AND APPLICABLE STATE LAWS, OR IN A TRANSACTION THAT IS EXEMPT FROM SUCH LAWS.

*[Manager signature page follows]*

ACCEPTED on \_\_\_\_\_, into Investhome REIT, LLC

INVESTHOME REIT, LLC

By: Investhome Capital Management, LLC, Manager

Signature: \_\_\_\_\_

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

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

[MANAGER SIGNATURE PAGE TO SUBSCRIPTION AGREEMENT]

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## EXHIBIT A

### PRIVACY POLICY NOTICE

Pursuant to the U.S. Gramm-Leach-Bliley Act, Public Law No. 106-102, and the rule issued by the Federal Trade Commission regarding the Privacy of Consumer Financial Information, 16 C.F.R. Part 313, institutions that provide certain financial products or services to individuals to be used for personal, family or household purposes are required to provide written notices to their customers regarding disclosure of nonpublic personal information. This notice is being provided to you to comply with this requirement.

We understand that it is our obligation to maintain the confidentiality of information with regard to our investors. As a consequence, we do not disclose any nonpublic personal information about our investors or former investors to anyone other than our affiliates and service providers, except as permitted by law. However, in order to conduct accurately and efficiently the Company's investment program, we must collect and maintain certain nonpublic information about you and the Company's other investors.

We collect, and may disclose to our affiliates and service providers (*e.g.*, our attorneys and accountants) on a "need to know" basis certain nonpublic personal information about you from the following sources:

Information we receive from you as set forth in your subscription agreement, investor questionnaire or similar forms, such as your name, address and social security or tax identification number; and

Information about your transactions with us, our affiliates and service providers, or others, such as your participation in our Company, your capital account balance, contributions and distributions and, in the case of an investor that is an individual retirement account, information with regard to such account.

We restrict access to nonpublic personal information about you to those employees who need to know that information to provide services to the Company and its investors. We maintain physical, electronic and procedural safeguards to guard your nonpublic personal information. In addition, we will continue to assess new technology for protecting information with regard to our investors. If we have your consent, we may also share your personal information with entities other than our affiliates and service providers. In connection with fundraising efforts for future funds, we may disclose information about existing investors to one or more placement agents for use in marketing efforts, including communication with prospective future investors.

The policy may change from time to time, but we will provide you with annual updates of any changes. In addition, you can always review our current policy by asking us for a copy. Should you have any questions regarding the above, please contact the Manager.

Tab 3

# **SIGNATURE PAGE TO LLC AGREEMENT**

*Important Note:* The following signature page will be deemed a signature page to the Company LLC Agreement for all Investors.

**MEMBER COUNTERPART SIGNATURE PAGE**  
**to**  
**LIMITED LIABILITY COMPANY AGREEMENT**  
**of**  
**INVESTHOME REIT, LLC**

*[For Individual Members]*

IN WITNESS WHEREOF, the undersigned has executed this Agreement as of \_\_\_\_\_.

Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print name: \_\_\_\_\_

**IMPORTANT DISCLOSURES**

**THE INTERESTS IN THE COMPANY HAVE NOT BEEN APPROVED OR DISAPPROVED BY THE SEC OR THE SECURITIES REGULATORY AUTHORITY OF ANY STATE. THE INTERESTS HAVE BEEN OFFERED PURSUANT TO AN EXEMPTION FROM THE REGISTRATION REQUIREMENTS OF THE SECURITIES ACT AND THE SECURITIES LAWS OF CERTAIN STATES AND MAY NOT BE SOLD, TRANSFERRED, PLEDGED, OR OTHERWISE DISPOSED OF UNLESS THE TRANSACTION RELATED THERETO COMPLIES WITH OR BE EXEMPT WITHIN THE MEANING OF THE SECURITIES ACT AND THE RULES AND REGULATIONS OF THE SEC AND OF APPROPRIATE STATE AUTHORITIES AND APPLICABLE STATE SECURITIES LAWS. NEITHER THE SEC NOR ANY STATE SECURITIES REGULATORY AUTHORITY HAS MADE AN INDEPENDENT ASSESSMENT OF WHETHER THE INTERESTS OFFERED HEREIN ARE EXEMPT FROM REGISTRATION.**

**THE INTERESTS IN THE COMPANY HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT AND HAVE NOT BEEN REGISTERED UNDER THE SECURITIES LAWS OF ANY STATE, BUT ARE BEING OFFERED AND SOLD FOR PURPOSES OF INVESTMENT AND IN RELIANCE ON THE STATUTORY EXEMPTIONS CONTAINED IN SECTION 4(A)(2) OF THE SECURITIES ACT AND IN RELIANCE ON APPLICABLE EXEMPTIONS UNDER STATE SECURITIES LAWS. SUCH INTERESTS MAY NOT BE SOLD, PLEDGED, TRANSFERRED, OR ASSIGNED EXCEPT IN A TRANSACTION WHICH IS EXEMPT UNDER THE SECURITIES ACT AND APPLICABLE STATE SECURITIES LAWS, OR PURSUANT TO AN EFFECTIVE REGISTRATION STATEMENT THEREUNDER OR IN A TRANSACTION OTHERWISE IN COMPLIANCE WITH THE SECURITIES ACT, APPLICABLE STATE SECURITIES LAWS, AND THIS AGREEMENT.**

**MEMBER COUNTERPART SIGNATURE PAGE**  
**to**  
**LIMITED LIABILITY COMPANY AGREEMENT**  
**of**  
**INVESTHOME REIT, LLC**

*[For Entity Members]*

IN WITNESS WHEREOF, the undersigned has executed this Agreement as of \_\_\_\_\_

Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Name of Entity (please print)

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

**IMPORTANT DISCLOSURES**

**THE INTERESTS IN THE COMPANY HAVE NOT BEEN APPROVED OR DISAPPROVED BY THE SEC OR THE SECURITIES REGULATORY AUTHORITY OF ANY STATE. THE INTERESTS HAVE BEEN OFFERED PURSUANT TO AN EXEMPTION FROM THE REGISTRATION REQUIREMENTS OF THE SECURITIES ACT AND THE SECURITIES LAWS OF CERTAIN STATES AND MAY NOT BE SOLD, TRANSFERRED, PLEDGED OR OTHERWISE DISPOSED OF UNLESS THE TRANSACTION RELATED THERETO COMPLIES WITH OR BE EXEMPT WITHIN THE MEANING OF THE SECURITIES ACT AND THE RULES AND REGULATIONS OF THE SEC AND OF APPROPRIATE STATE AUTHORITIES AND APPLICABLE STATE SECURITIES LAWS. NEITHER THE SEC NOR ANY STATE SECURITIES REGULATORY AUTHORITY HAS MADE AN INDEPENDENT ASSESSMENT OF WHETHER THE INTERESTS OFFERED HEREIN ARE EXEMPT FROM REGISTRATION.**

**THE INTERESTS IN THE COMPANY HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT AND HAVE NOT BEEN REGISTERED UNDER THE SECURITIES LAWS OF ANY STATE, BUT ARE BEING OFFERED AND SOLD FOR PURPOSES OF INVESTMENT AND IN RELIANCE ON THE STATUTORY EXEMPTIONS CONTAINED IN SECTION 4(A)(2) OF THE SECURITIES ACT AND IN RELIANCE ON APPLICABLE EXEMPTIONS UNDER STATE SECURITIES LAWS. SUCH INTERESTS MAY NOT BE SOLD, PLEDGED, TRANSFERRED OR ASSIGNED EXCEPT IN A TRANSACTION WHICH IS EXEMPT UNDER THE SECURITIES ACT AND APPLICABLE STATE SECURITIES LAWS, OR PURSUANT TO AN EFFECTIVE REGISTRATION STATEMENT THEREUNDER OR IN A TRANSACTION OTHERWISE IN COMPLIANCE WITH THE SECURITIES ACT, APPLICABLE STATE SECURITIES LAWS AND THIS AGREEMENT.**

**SCHEDULE I****NO “BAD ACTOR” CERTIFICATION**

Each potential or prospective investor (“Investor”) must make the certifications, representations and warranties in this Non “Bad Actor” Certification (the “**Certification**”) in order to help Investhome REIT LLC (the “**Company**”) determine if it can rely on exemptions from registration under Rule 506 (“**Rule 506**”) of Regulation D under the U.S. Securities Act of 1933, as amended.

The U.S. Securities and Exchange Commission (the “**SEC**”) has adopted rules in connection with Section 926 of the Dodd-Frank Wall Street Reform and Consumer Protection Act that impose additional reporting requirements on the Company and can adversely affect the Company’s ability to rely on exemptions from registration under Rule 506. Generally, these rules disqualify securities offerings in which certain felons and other “bad actors” (“**Covered Persons**”) are involved from relying on the registration exemptions under Rule 506. Covered Persons include, among others, certain significant investors in the Company that are involved with a disqualifying trigger event. The rules provide that the disqualification does not apply when the Company can show that it did not know, and in the exercise of reasonable care, could not have known that a Covered Person with a disqualifying trigger event participated in the offering. In addition, the disqualification applies only for disqualifying trigger events that occur after September 23, 2013, but requires the Company to disclose disqualifying trigger events that existed before September 23, 2013.

If the Investor is a corporation, partnership, limited liability company, trust or any other entity or nominee for another person, the person completing this Certification with respect to the Investor *must* be a person authorized to represent the beneficial owner(s) of the Investor, or a bank, foreign bank, broker-dealer, investment adviser or other conduit acting on behalf of the beneficial owner(s) of the Investor.

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The Investor hereby certifies and represents that, as of the date set forth below, none of the following disqualifying trigger events is true of the Investor:

- (i) The Investor has been convicted, within the past ten years, of any felony or misdemeanor:
  - (A) In connection with the purchase or sale of any security;
  - (B) Involving the making of any false filing with the SEC; or
  - (C) Arising out of the conduct of the business of an underwriter, broker, dealer, municipal securities dealer, investment adviser or paid solicitor of purchasers of securities;
  
- (ii) The Investor is subject to any order, judgment or decree of any court of competent jurisdiction, entered within the past five years that restrains or enjoins the Investor from engaging or continuing to engage in any conduct or practice:
  - (A) In connection with the purchase or sale of any security;
  - (B) Involving the making of any false filing with the SEC; or

- (C) Arising out of the conduct of the business of an underwriter, broker, dealer, municipal securities dealer, investment adviser or paid solicitor of purchasers of securities;
- (iii) The Investor is subject to a final order of a state securities commission (or an agency or officer of a state performing like functions); a state authority that supervises or examines banks, savings associations, or credit unions; a state insurance commission (or an agency or officer of a state performing like functions); an appropriate federal banking agency; the U.S. Commodity Futures Trading Commission; or the National Credit Union Administration that:
- (A) Bars the Investor from:
    - (1) Association with an entity regulated by such commission, authority, agency, or officer;
    - (2) Engaging in the business of securities, insurance or banking; or
    - (3) Engaging in savings association or credit union activities; or
  - (B) Constitutes a final order based on a violation of any law or regulation that prohibits fraudulent, manipulative, or deceptive conduct entered within the past ten years;
- (iv) The Investor is subject to an order of the SEC entered pursuant to section 15(b) or 15B(c) of the Securities Exchange Act of 1934 (15 U.S.C. 78o(b) or 78o-4(c)) or section 203(e) or (f) of the Investment Advisers Act of 1940 (15 U.S.C. 80b-3(e) or (f)) that:
- (A) Suspends or revokes the Investor's registration as a broker, dealer, municipal securities dealer or investment adviser;
  - (B) Places limitations on the activities, functions or operations of the Investor; or
  - (C) Bars the Investor from being associated with any entity or from participating in the offering of any penny stock;
- (v) The Investor is subject to any order of the SEC entered within the past five years that orders the Investor to cease and desist from committing or causing a violation or future violation of:
- (A) Any scienter-based anti-fraud provision of the federal securities laws, including without limitation section 17(a)(1) of the Securities Act of 1933 (15 U.S.C. 77q(a)(1)), section 10(b) of the Securities Exchange Act of 1934 (15 U.S.C. 78j(b)) and 17 CFR 240.10b-5, section 15(c)(1) of the Securities Exchange Act of 1934 (15 U.S.C. 78o(c)(1)) and section 206(1) of the Investment Advisers Act of 1940 (15 U.S.C. 80b-6(1)), or any other rule or regulation thereunder; or
  - (B) Section 5 of the Securities Act of 1933 (15 U.S.C. 77e).
- (vi) The Investor is suspended or expelled from membership in, or suspended or barred from association with a member of, a registered national securities exchange or a registered national or affiliated securities association for any act or omission to act constituting conduct inconsistent with just and equitable principles of trade;

(vii) The Investor has filed (as a registrant or issuer), or was or was named as an underwriter in, any registration statement or Regulation A offering statement filed with the SEC that, within the past five years, was the subject of a refusal order, stop order, or order suspending the Regulation A exemption, or is currently the subject of an investigation or proceeding to determine whether a stop order or suspension order should be issued; or

(viii) The Investor is subject to a United States Postal Service false representation order entered within the past five years, or is currently subject to a temporary restraining order or preliminary injunction with respect to conduct alleged by the United States Postal Service to constitute a scheme or device for obtaining money or property through the mail by means of false representations.

The Investor acknowledges and recognizes that the matters set forth in this Certification are being relied upon by the Company and Manager in connection with its reliance upon exemptions under Rule 506.

The Investor hereby represents and warrants that the information provided in this Certification is true and accurate as of the date hereof; acknowledges and agrees that this Certification is a continuing certification as long as the Investor has any ownership in the Company; and promises and agrees to promptly notify the Company in writing should there be any change in the information set forth therein.

**If the Investor is unable to make the foregoing confirmation, please contact the Company immediately.**

Executed on \_\_\_\_\_ .

<b>Signature for Individual Investor:</b>  _____ <b>Name of Investor (please print)</b>  <b>Signature:</b> _____	<b>Signature for Entity Investor:</b>  _____ <b>Name of Investor (please print)</b>  <b>By:</b> _____ <b>Print Name:</b> _____ <b>Title:</b> _____
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# IRS FORM W-9

[See attached]

# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

**Give form to the  
 requester. Do not  
 send to the IRS.**

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

<b>Print or type.</b> See <i>Specific Instructions</i> on page 3.	<b>1</b>	Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)		
	<b>2</b>	Business name/disregarded entity name, if different from above.		
	<b>3a</b>	Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.  <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate  <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ <b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.  <input type="checkbox"/> Other (see instructions) _____	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____  <i>(Applies to accounts maintained outside the United States.)</i>	
	<b>3b</b>	If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/>		
	<b>5</b>	Address (number, street, and apt. or suite no.). See instructions.	Requester's name and address (optional)	
	<b>6</b>	City, state, and ZIP code		
	<b>7</b>	List account number(s) here (optional)		

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

<b>Social security number</b>											
				-			-				
<b>or</b>											
<b>Employer identification number</b>											
				-							

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person	Date
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## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

must obtain your correct taxpayer identification number (TIN), which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid).
- Form 1099-DIV (dividends, including those from stocks or mutual funds).
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds).
- Form 1099-NEC (nonemployee compensation).
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers).
- Form 1099-S (proceeds from real estate transactions).
- Form 1099-K (merchant card and third-party network transactions).
- Form 1098 (home mortgage interest), 1098-E (student loan interest), and 1098-T (tuition).
- Form 1099-C (canceled debt).
- Form 1099-A (acquisition or abandonment of secured property).

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

**Caution:** If you don't return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

**By signing the filled-out form**, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued);
2. Certify that you are not subject to backup withholding; or
3. Claim exemption from backup withholding if you are a U.S. exempt payee; and
4. Certify to your non-foreign status for purposes of withholding under chapter 3 or 4 of the Code (if applicable); and
5. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting is correct. See *What Is FATCA Reporting*, later, for further information.

**Note:** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding.** Payments made to foreign persons, including certain distributions, allocations of income, or transfers of sales proceeds, may be subject to withholding under chapter 3 or chapter 4 of the Code (sections 1441-1474). Under those rules, if a Form W-9 or other certification of non-foreign status has not been received, a withholding agent, transferee, or partnership (payor) generally applies presumption rules that may require the payor to withhold applicable tax from the recipient, owner, transferor, or partner (payee). See Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*.

The following persons must provide Form W-9 to the payor for purposes of establishing its non-foreign status.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the disregarded entity.
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the grantor trust.
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust and not the beneficiaries of the trust.

See Pub. 515 for more information on providing a Form W-9 or a certification of non-foreign status to avoid withholding.

**Foreign person.** If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person (under Regulations section 1.1441-1(b)(2)(iv) or other applicable section for chapter 3 or 4 purposes), do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515). If you are a qualified foreign pension fund under Regulations section 1.897(l)-1(d), or a partnership that is wholly owned by qualified foreign pension funds, that is treated as a non-foreign person for purposes of section 1445 withholding, do not use Form W-9. Instead, use Form W-8EXP (or other certification of non-foreign status).

**Nonresident alien who becomes a resident alien.** Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a saving clause. Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if their stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first Protocol) and is relying on this exception to claim an exemption from tax on their scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

## Backup Withholding

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include, but are not limited to, interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third-party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester;
2. You do not certify your TIN when required (see the instructions for Part II for details);
3. The IRS tells the requester that you furnished an incorrect TIN;
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only); or
5. You do not certify to the requester that you are not subject to backup withholding, as described in item 4 under "*By signing the filled-out form*" above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier.

## What Is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all U.S. account holders that are specified U.S. persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

## Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you are no longer tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account, for example, if the grantor of a grantor trust dies.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

## Specific Instructions

### Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

• **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

**Note for ITIN applicant:** Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040 you filed with your application.

• **Sole proprietor.** Enter your individual name as shown on your Form 1040 on line 1. Enter your business, trade, or "doing business as" (DBA) name on line 2.

• **Partnership, C corporation, S corporation, or LLC, other than a disregarded entity.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

• **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. Enter any business, trade, or DBA name on line 2.

• **Disregarded entity.** In general, a business entity that has a single owner, including an LLC, and is not a corporation, is disregarded as an entity separate from its owner (a disregarded entity). See Regulations section 301.7701-2(c)(2). A disregarded entity should check the appropriate box for the tax classification of its owner. Enter the owner's name on line 1. The name of the owner entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For

example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2. If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

### Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, enter it on line 2.

### Line 3a

Check the appropriate box on line 3a for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3a.

IF the entity/individual on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation.
• Individual or • Sole proprietorship	Individual/sole proprietor.
• LLC classified as a partnership for U.S. federal tax purposes or • LLC that has filed Form 8832 or 2553 electing to be taxed as a corporation	Limited liability company and enter the appropriate tax classification: P = Partnership, C = C corporation, or S = S corporation.
• Partnership	Partnership.
• Trust/estate	Trust/estate.

### Line 3b

Check this box if you are a partnership (including an LLC classified as a partnership for U.S. federal tax purposes), trust, or estate that has any foreign partners, owners, or beneficiaries, and you are providing this form to a partnership, trust, or estate, in which you have an ownership interest. You must check the box on line 3b if you receive a Form W-8 (or documentary evidence) from any partner, owner, or beneficiary establishing foreign status or if you receive a Form W-9 from any partner, owner, or beneficiary that has checked the box on line 3b.

**Note:** A partnership that provides a Form W-9 and checks box 3b may be required to complete Schedules K-2 and K-3 (Form 1065). For more information, see the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

If you are required to complete line 3b but fail to do so, you may not receive the information necessary to file a correct information return with the IRS or furnish a correct payee statement to your partners or beneficiaries. See, for example, sections 6698, 6722, and 6724 for penalties that may apply.

### Line 4 Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

#### Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third-party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space on line 4.

1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2).

- 2—The United States or any of its agencies or instrumentalities.
- 3—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities.
- 5—A corporation.
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or territory.
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission.
- 8—A real estate investment trust.
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940.
- 10—A common trust fund operated by a bank under section 584(a).
- 11—A financial institution as defined under section 581.
- 12—A middleman known in the investment community as a nominee or custodian.
- 13—A trust exempt from tax under section 664 or described in section 4947.

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
• Interest and dividend payments	All exempt payees except for 7.
• Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
• Barter exchange transactions and patronage dividends	Exempt payees 1 through 4.
• Payments over \$600 required to be reported and direct sales over \$5,000 <sup>1</sup>	Generally, exempt payees 1 through 5. <sup>2</sup>
• Payments made in settlement of payment card or third-party network transactions	Exempt payees 1 through 4.

<sup>1</sup> See Form 1099-MISC, Miscellaneous Information, and its instructions.

<sup>2</sup> However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

**Exemption from FATCA reporting code.** The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) entered on the line for a FATCA exemption code.

- A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37).
- B—The United States or any of its agencies or instrumentalities.
- C—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.
- D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i).
- E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i).

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state.

G—A real estate investment trust.

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940.

I—A common trust fund as defined in section 584(a).

J—A bank as defined in section 581.

K—A broker.

L—A trust exempt from tax under section 664 or described in section 4947(a)(1).

M—A tax-exempt trust under a section 403(b) plan or section 457(g) plan.

**Note:** You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

**Line 5**

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, enter "NEW" at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

**Line 6**

Enter your city, state, and ZIP code.

**Part I. Taxpayer Identification Number (TIN)**

**Enter your TIN in the appropriate box.** If you are a resident alien and you do not have, and are not eligible to get, an SSN, your TIN is your IRS ITIN. Enter it in the entry space for the Social security number. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). If the LLC is classified as a corporation or partnership, enter the entity's EIN.

**Note:** See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

**How to get a TIN.** If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at [www.SSA.gov](http://www.SSA.gov). You may also get this form by calling 800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at [www.irs.gov/EIN](http://www.irs.gov/EIN). Go to [www.irs.gov/Forms](http://www.irs.gov/Forms) to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to [www.irs.gov/OrderForms](http://www.irs.gov/OrderForms) to place an order and have Form W-7 and/or Form SS-4 mailed to you within 15 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and enter "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, you will generally have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

**Note:** Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon. See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier, for when you may instead be subject to withholding under chapter 3 or 4 of the Code.

**Caution:** A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

## Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

**Signature requirements.** Complete the certification as indicated in items 1 through 5 below.

**1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.** You must give your correct TIN, but you do not have to sign the certification.

**2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.** You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

**3. Real estate transactions.** You must sign the certification. You may cross out item 2 of the certification.

**4. Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third-party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

**5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

## What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account <sup>1</sup>
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor <sup>2</sup>
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee <sup>1</sup>
b. So-called trust account that is not a legal or valid trust under state law	The actual owner <sup>1</sup>
6. Sole proprietorship or disregarded entity owned by an individual	The owner <sup>3</sup>
7. Grantor trust filing under Optional Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))**	The grantor*

For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity <sup>4</sup>
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing Form 1041 or under the Optional Filing Method 2, requiring Form 1099 (see Regulations section 1.671-4(b)(2)(i)(B))**	The trust

<sup>1</sup> List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

<sup>2</sup> Circle the minor's name and furnish the minor's SSN.

<sup>3</sup> You must show your individual name on line 1, and enter your business or DBA name, if any, on line 2. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

<sup>4</sup> List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.)

\* **Note:** The grantor must also provide a Form W-9 to the trustee of the trust.

\*\* For more information on optional filing methods for grantor trusts, see the Instructions for Form 1041.

**Note:** If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

## Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information, such as your name, SSN, or other identifying information, without your permission to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax return preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity, or a questionable credit report, contact the IRS Identity Theft Hotline at 800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 877-777-4778 or TTY/TDD 800-829-4059.

**Protect yourself from suspicious emails or phishing schemes.**

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to [phishing@irs.gov](mailto:phishing@irs.gov). You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 800-366-4484. You can forward suspicious emails to the Federal Trade Commission at [spam@uce.gov](mailto:spam@uce.gov) or report them at [www.ftc.gov/complaint](http://www.ftc.gov/complaint). You can contact the FTC at [www.ftc.gov/idtheft](http://www.ftc.gov/idtheft) or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see [www.IdentityTheft.gov](http://www.IdentityTheft.gov) and Pub. 5027.

Go to [www.irs.gov/IdentityTheft](http://www.irs.gov/IdentityTheft) to learn more about identity theft and how to reduce your risk.

## Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and territories for use in administering their laws. The information may also be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payors must generally withhold a percentage of taxable interest, dividends, and certain other payments to a payee who does not give a TIN to the payor. Certain penalties may also apply for providing false or fraudulent information.

# Wire Transfer Swift and Instructions

Beneficiary Bank:	Fulton Bank, N.A.
Beneficiary Bank Address:	One Penn Square, Lancaster, PA 17602 USA
Beneficiary Bank Routing:	031301422
Beneficiary Bank Code:	FLBKUS33
Beneficiary:	Investhome REIT LLC
Beneficiary Account No:	0097238307
Beneficiary Address:	309 H ST NE Washington, DC 20002 USA