

Funding Procedures for Different Entities with Lodmell & Lodmell

Asset Protection Entities:

BT – Bridge Trust (To hold Primary Residence & AMLP Ownership Percentage)

AMLP – Arizona Asset Management Limited Partnership (To hold Safe Assets)

LLC – Limited Liability Company (To hold Risky Assets)

RLT – Revocable Living Trust (Primarily used at death to receive assets for distribution)

(Very Important Note: Talk to your CPA regarding your state tax issues)

Asset Protection Entities: Safe Assets go into the AMLP and Risky Assets go into LLC(s)

Safe Assets—(No Qualified or Retirement Plans) Stocks, Bonds, Securities, Notes, Leases, Mortgages, Syndications, Receivables & Collectibles (Art, stamp, etc.)

Risky Assets—Ask yourself: Could this asset or item injure anyone or anything by itself? Anything with a door, key or an engine is a risky asset.

Please call if you have any questions—our office wants to make sure that you have properly funded your entities

What to Fund	What Entity	Steps to Complete	Action Taken
Primary Residence Property • 2 nd home if not rented or has risky features like on a lake—may also be put in BT	BT or if NO BT then RLT (Except Florida, Tennessee, and Pennsylvania) Optional: Strong Homestead Act in Florida and Texas	This can be accomplished by creating a deed that will transfer the title from how you presently own the property into the name of the BT or if NO BT then RLT. This new deed should be recorded at your county recorder's office. A local title company can assist in creating the new deed. There may also be doc stamps or other transfer tax issues that you should determine <i>before</i> you transfer the deed. Typically, they are minor, but in some states such as Florida, Tennessee, Pennsylvania, they can be significant.	<input type="checkbox"/> Done <input type="checkbox"/> N/A <input type="checkbox"/> ? call law office
Rental Property, Vacation Home (Risky Asset)	*LLC	This can be accomplished by creating a deed that will transfer the title from how you presently own the property into the name of the LLC.	<input type="checkbox"/> Done <input type="checkbox"/> N/A <input type="checkbox"/> ? call law office
Office Building (Risky Asset)	*LLC	This can be accomplished by creating a deed that will transfer the title from how you presently own the property into the name of the LLC.	<input type="checkbox"/> Done <input type="checkbox"/> N/A <input type="checkbox"/> ? call law office
Boats, Planes, RV's, or Etc (Risky Asset)	*LLC	Put the title(s) into the name of the LLC.	<input type="checkbox"/> Done <input type="checkbox"/> N/A <input type="checkbox"/> ? call law office
Stock Accounts, Bond Accounts, Security Accounts	AMLP	Change ownership of the account by contacting the financial institute that hold the accounts. Use the EIN of the AMLP for opening new accounts.	<input type="checkbox"/> Done <input type="checkbox"/> N/A <input type="checkbox"/> ? call law office
Stocks, Bonds, and other Securities (If hold actual certificate of security)	AMLP	Complete the Assignment Form (in the forms section of your binder) giving a description and certificate number, sign it, have it notarized, and staple a photocopy of the certificate(s) to the Assignment form. Generally, we recommend that you have your bank or brokerage firm hold custody of all your securities.	<input type="checkbox"/> Done <input type="checkbox"/> N/A <input type="checkbox"/> ? call law office
Cryptocurrency or other Digital Assets	BT or LP	The method of transferring your digital assets into your BT or AMLP is with an assignment form. With assignable assets, you can list the wallet number and location as well as the name and number of coins in the wallet at the time of assignment. REMEMBER digital assets are treated like other investments and you are required to keep track of when and how much you purchased your coins for as well as pay taxes on any gains upon selling your coins.	<input type="checkbox"/> Done <input type="checkbox"/> N/A <input type="checkbox"/> ? call law office
Life Insurance and Annuities	RLT	The Primary Beneficiary should normally be the spouse, and the RLT as the Secondary or Contingent Beneficiary.	<input type="checkbox"/> Done <input type="checkbox"/> N/A <input type="checkbox"/> ? call law office
IRA	RLT	The Primary Beneficiary should normally be the spouse, and the RLT as the Secondary or Contingent Beneficiary.	<input type="checkbox"/> Done <input type="checkbox"/> N/A <input type="checkbox"/> ? call law office
Vehicles (daily drivers)	Keep out of all Entities	Vehicles generate extreme liability—so leave out of all entities. Use your automobile as the only asset to open probate at death—very important.	<input type="checkbox"/> Done <input type="checkbox"/> N/A <input type="checkbox"/> ? call law office
Classic Car Collections	If not driven, can go into the LP. Vehicles must be truly valuable & collectible.	True Collectibles—Put the title into the name of the AMLP or if risky—by driving—goes into LLC.	<input type="checkbox"/> Done <input type="checkbox"/> N/A <input type="checkbox"/> ? call law office
Tangible Personal Property: Such as jewelry, antiques, art, coin, gun, stamp, other collections ect.	AMLP or if NO AMLP then RLT	If going into the AMLP—Indicate on the “List of Assets” and “Bill of Transfer” forms, in the forms section, in your LP document.	<input type="checkbox"/> Done <input type="checkbox"/> N/A <input type="checkbox"/> ? call law office

*Risky Assets go into their own LLC – you may have multiple LLC's / Note: For certain states like CA, NJ and FL Deed transfers into the BT or LLC's please get instructions from L&L to explain how to transfer without creating a transfer reassessment tax.

If you have any additional questions or need additional help in implementing the above steps, please give our office a call at 602-230-2014