**Entity Documents**

More and more investors are looking to state-sanctioned entities (or Land Trusts) to protect themselves for the liabilities of owing rental property. These documents will protect you from owners who are trying to hide their ownership (protect themselves) and trick you into making a mistake regarding managing the ownership relationship with your company. If everything goes just as expected you will have no problem but when things go south, you’ll be protected if you use these documents. The idea you’ve never had a problem dealing with entities shouldn’t lull you to sleep. It’s only when things go badly that you’ll wish you’d done your documents properly.

These documents were drafted by attorney Monica Gilroy and Robert Locke RMP, MPM and are applicable in all states. Always run legal documents by your local attorney before you use them. Remember that all attorneys are not experts at all things so you should expect every attorney to propose changes to every document you present to them.

**Trusts**

**1.**  **Certification of Trust**

When property owners hold title to their property in a trust (usually a Land Trust) you need a Certification of Trust, requiring a signature and witness for your file to protect yourself when things go south and you have an issue with an owner. Make sure you are dealing with the right person, the right authority and sending the money to the right place before you take on a property held in a trust. This document covers all those bases and locks down who has the authority to sign (and receive the money) for the trust.

**2. Certification of Trust Example**

We not only provide a “ready to use” document but a completed one so you can see what it might look like when you’ve completed the blank one.

**3. Certificate of Trust training**

You will also get video training on each document and training notes on how to complete the documents.

**Corporations**

 4. **Corporation Affidavit and Certification of Authority**

Get the person claiming ownership (or signing authority) to complete it, execute it, get a witness for your protection, and stick it in your file for safe keeping. It will only matter if things go south. They would typically sign this as President, Secretary, CEO or some other corporate officer position.

5. **Corporation Affidavit and Certification of Authority Example**

We not only provide a “ready to use” document but a completed one so you can see what it might look like when you’ve completed the blank one.

**Limited Partnership**

**6. Limited Partnership Affidavit and Certification of Authority**

You need an Affidavit and Certification of Authority, requiring a signature and witness for your file to protect yourself when things go south and you have an issue with an owner. Make sure you’re dealing with the right person, the right authority and sending the money to the right place before you take on a property held in a Limited Partnership. They would typically sign as Member or General Partner. These are the two positions of authority for a Limited Partnership.

**Limited Liability Company**

**7. Limited Liability Company Affidavit**

Hiding title in a LLC is a popular form of creating anonymity. Require the one claiming to be in charge to complete and execute a LLC affidavit and keep it in your records for your protection. If everything goes great, you’ll never need it. Only if things go south will you be glad you took the time to get this signed.

**8. Instructions to complete a Limited Liability Company Affidavit**

You will also get video training on each document and training notes on how to complete the documents.