



ONBOARDING TUTORIAL

DISCLOSURE

This information is not an offer to invest in any token or other opportunity and is provided for information only. Any offer to sell or solicitation to buy interests in the Issuance will be made only by means of an offering memorandum delivered by an employee or agent of the Issuer.

Any references to past performances are informational and cannot be considered to indicate or guarantee any future results. Investing in crypto currencies involves a substantial degree of risk. There can be no assurance that the investment objectives described herein will be achieved. Investment losses may occur, and investors could lose some or all of their investment.

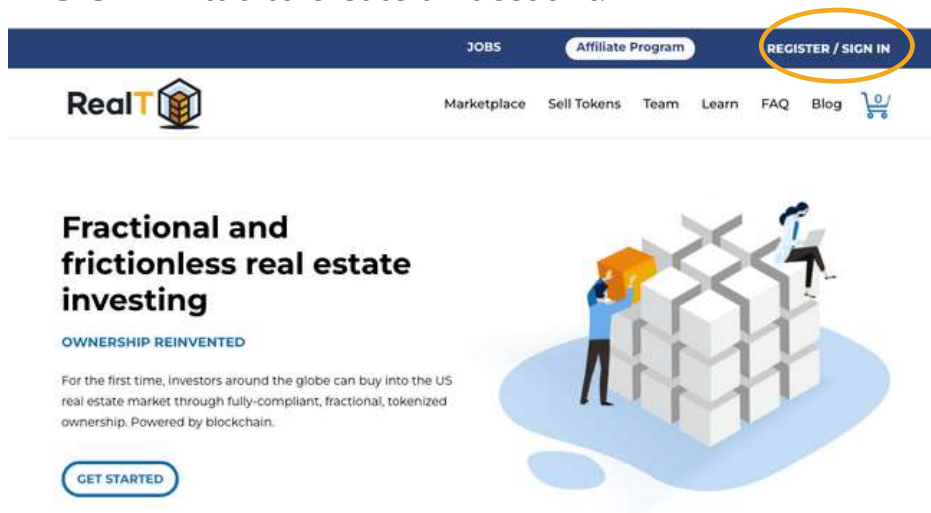
Performance results are shown net of all fees, costs, and expenses associated with the token. Should an investor choose to redeem a token through RealT or on a secondary market, other processing fees may be assessed that are not factored into the returns presented.

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Step 1 : Go to the real.t.co website.

Go to the "REGISTER / SIGN IN" tab to create an account.



Step 2 : To register, you will have to fill in some fields, including :

- First and last name
- Your username
- Your email address and a new password
- If you are a US citizen or resident.

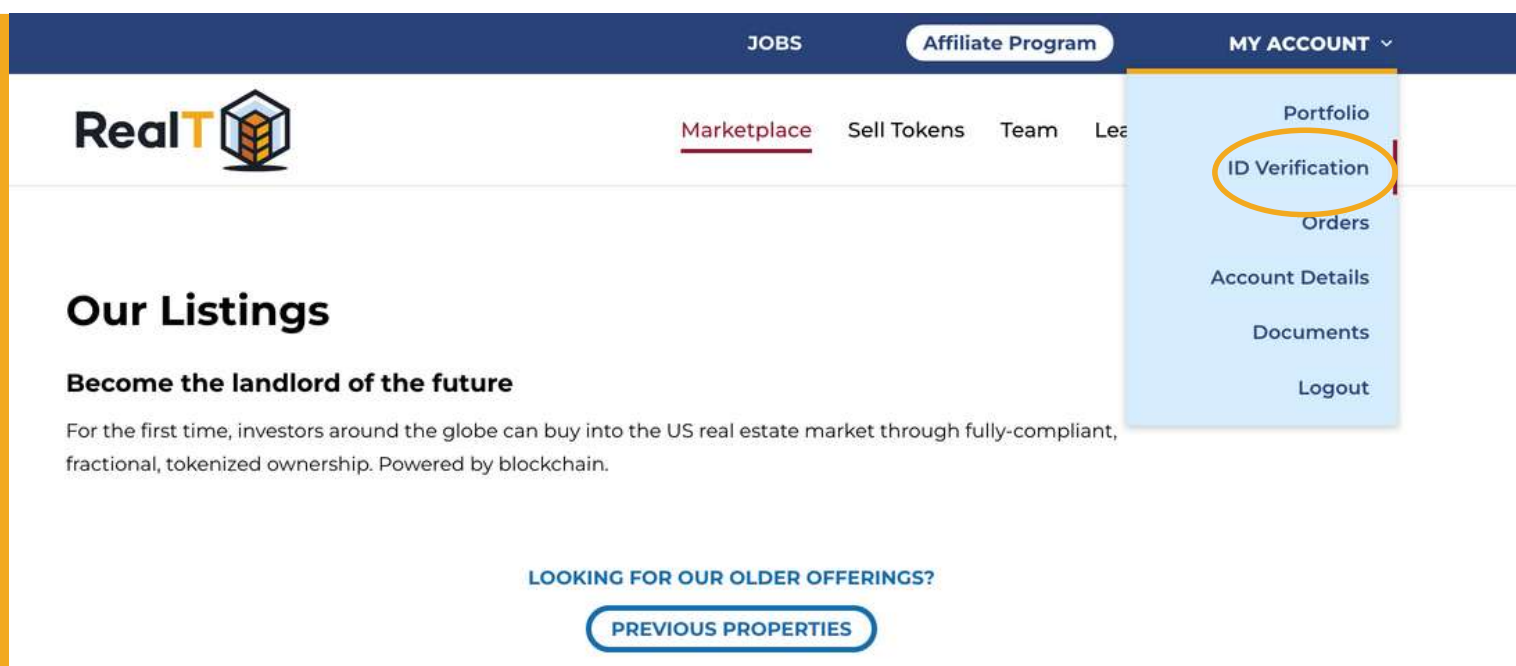
Click on the "REGISTER" button and then "I UNDERSTAND".

The image displays two side-by-side forms. The left form is titled "Login" and contains fields for "USERNAME OR EMAIL ADDRESS" and "PASSWORD", a "REMEMBER ME" checkbox, a "LOG IN" button, and a link for "Lost your password?". The right form is titled "Register" and contains fields for "FIRST NAME", "LAST NAME", "USERNAME", "EMAIL ADDRESS", "PASSWORD", and "CONFIRM PASSWORD". It also includes a security note about unique usernames, a note about email domains, a password strength indicator showing "Medium", and a question about US residency with "YES" and "NO" radio buttons. A "REGISTER" button at the bottom is circled in orange.

This should log you into your account. Next, you will need to validate your identity and add a wallet where you wish to receive your tokens. As a reminder, you need to validate your identity so RealT knows who the tokens belong to at all times. Only the company will know your identity.

If one day the government needs to know the information of a token holder, it can request that information from RealT. RealT requires this information to comply with the regulations.

Step 3: To validate your identity, go to the "ID verification" tab.



The screenshot displays the RealT website interface. At the top, a dark blue navigation bar contains the links 'JOBS', 'Affiliate Program', and 'MY ACCOUNT'. Below this, a white header section features the RealT logo on the left and a horizontal menu with 'Marketplace', 'Sell Tokens', 'Team', and 'Lea'. The 'MY ACCOUNT' dropdown menu is open on the right, listing 'Portfolio', 'ID Verification' (circled in orange), 'Orders', 'Account Details', 'Documents', and 'Logout'. The main content area on the left is titled 'Our Listings' and includes the subheading 'Become the landlord of the future'. Below this, a paragraph states: 'For the first time, investors around the globe can buy into the US real estate market through fully-compliant, fractional, tokenized ownership. Powered by blockchain.' At the bottom, a blue button labeled 'PREVIOUS PROPERTIES' is visible under the heading 'LOOKING FOR OUR OLDER OFFERINGS?'.

Step 4: Fill in the fields below:

- Birth Date (Year - Month - Day)
- Phone
- Country
- Street / City / State / Postal Code

ID VERIFICATION

ORDERS

ACCOUNT DETAILS

2-FACTOR AUTH

DOCUMENTS

LOGOUT

Identity Verification

Welcome to RealT's ID Verification process!

Before you can receive RealTokens, we need to verify your identity. This is a requirement of U.S. "Know-Your-Customer/Anti-Money Laundering" regulations.

To ensure that your verification goes as smoothly as possible, please access this form from an IP address in your country of residence. Accessing this form from countries other than your country of residence, as with a VPN (virtual private network), may result in a need for manual review of your application.

Thank you!

Personal Information

FIRST NAME <i>Common & Latin characters only</i>	LAST NAME <i>Common & Latin characters only</i>
<input type="text"/>	<input type="text"/>
BIRTH DATE <i>Use year-month-day format</i>	
<input type="text"/> <input type="text"/> <input type="text"/>	
EMAIL <i>Sorry, no laposte.net or free.fr addresses</i>	PHONE <i>Please include your country code</i>
<input type="text"/>	<input type="text"/>

Billing Address


COUNTRY <i>Please select your billing country</i>	
<input type="text"/>	
STREET <i>Number, street, and unit or suite</i>	CITY <i>Full name of the city</i>
<input type="text"/>	<input type="text"/>
STATE / REGION <i>Please select your region</i>	ZIP / POSTAL CODE <i>Your postal code, if you have one</i>
<input type="text"/>	<input type="text"/>


Step 1 : Submit a selfie and an official document (passport, driver's licence, id card).

Identification

WHAT COUNTRY ISSUED YOUR ID?

Please select the country that issued your ID.

 *required



Please select a form of ID:

PASSPORT

DRIVER'S LICENSE

OTHER ID


Step 2: Once the documents have been downloaded, click on "SUBMIT FOR REVIEW".

Identification


WHAT COUNTRY ISSUED YOUR ID?
Please select the country that issued your ID.

France


[GO BACK](#)



SELFIE IMAGE
JPG/PNG
271946762_633313087776311_1178729271283951151_n.jpg



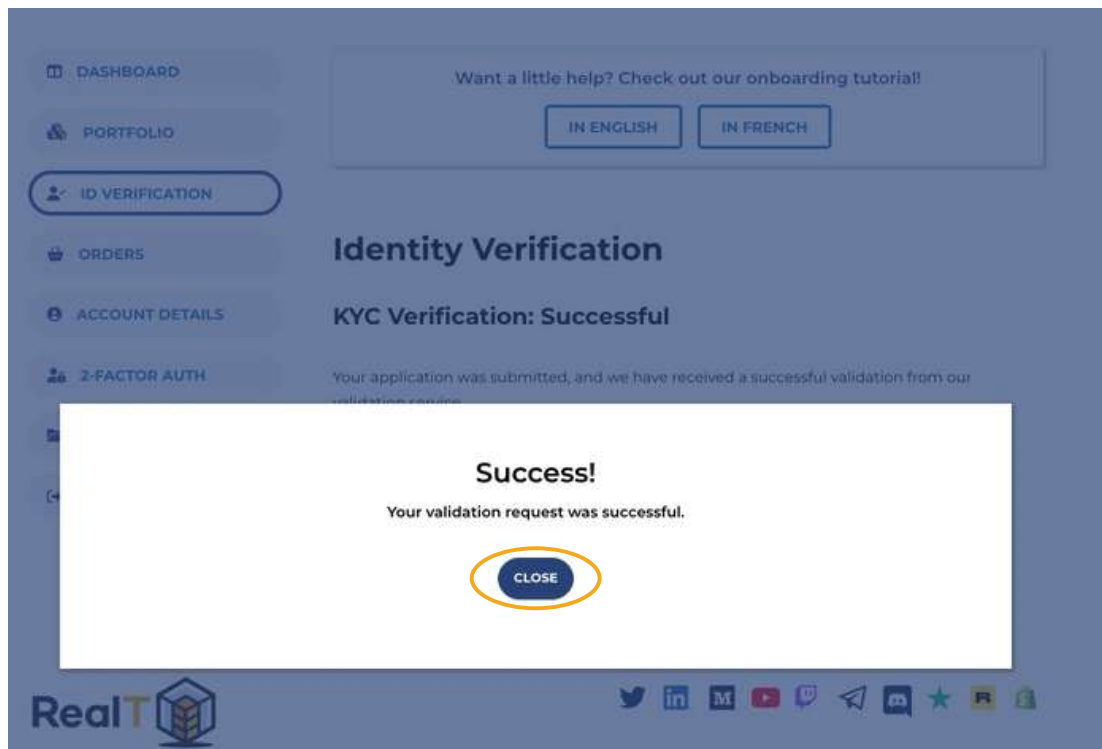
ID FRONT
JPG/PNG
recto.png



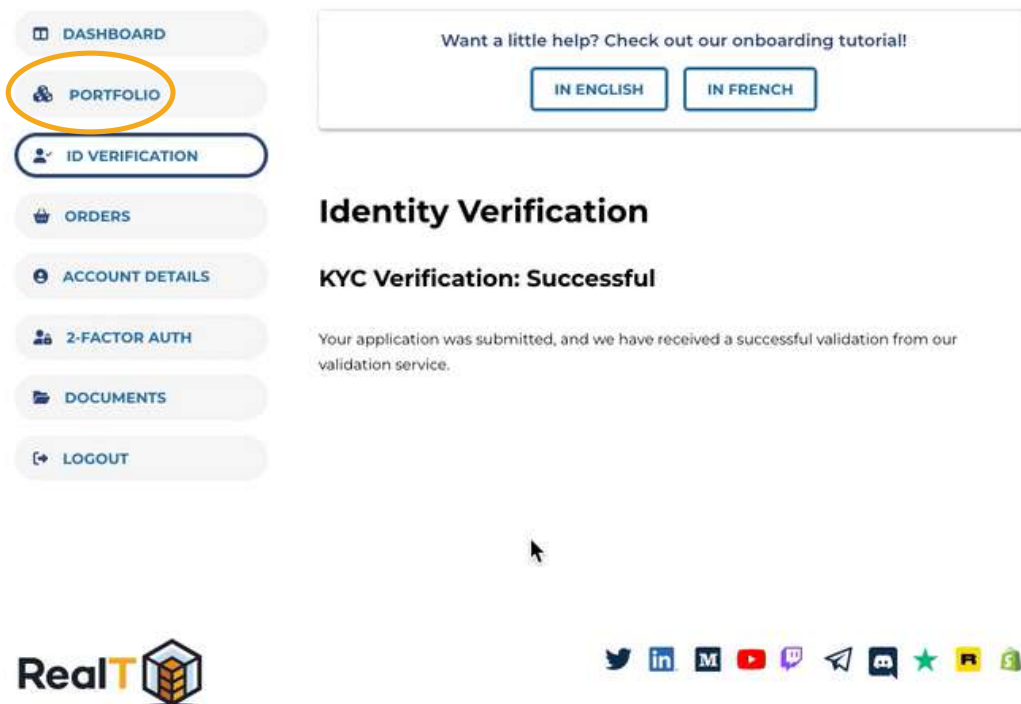
ID BACK
JPG/PNG
verso.png

[SUBMIT FOR REVIEW](#)

Step 3 : Once confirmed, click on the "CLOSE" button.



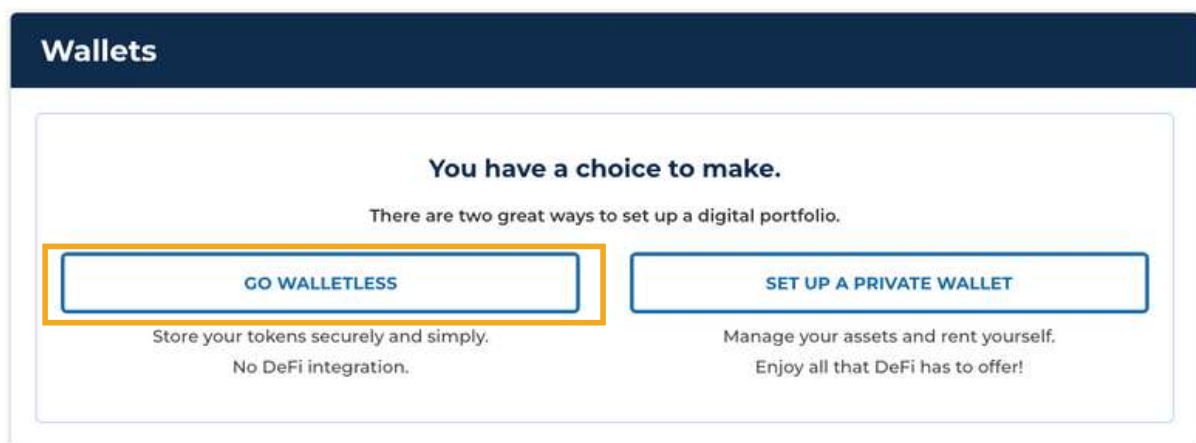
Step 4 : Go to the "PORTFOLIO" tab.



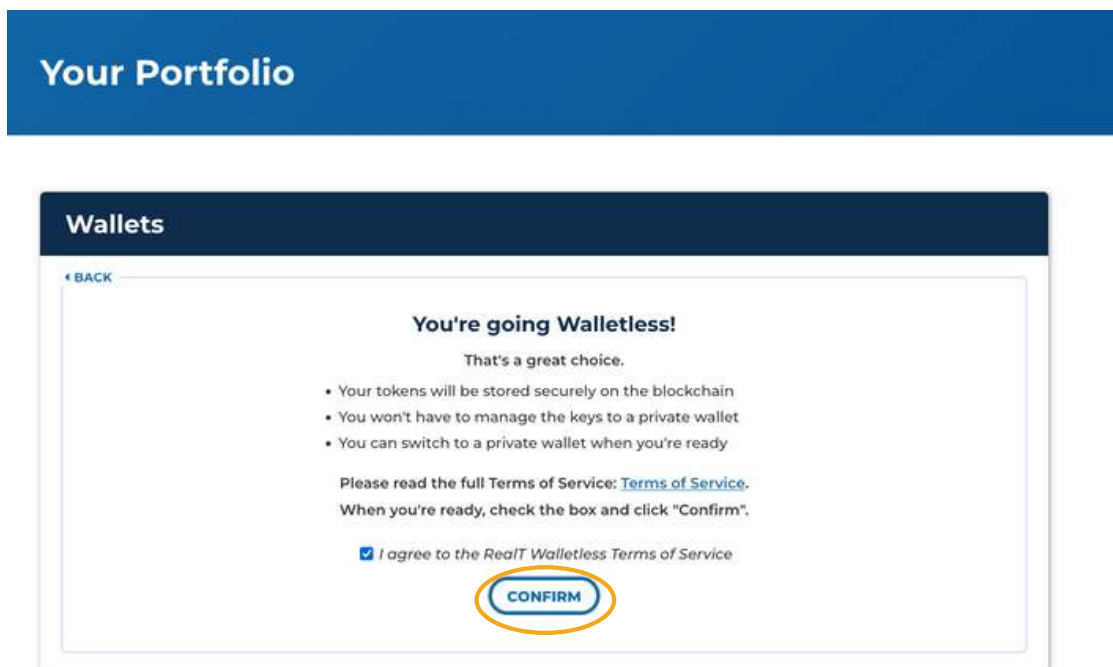
Step 1: Choose between "walletless" or your own crypto-currency wallet.

If you are a beginner in the blockchain and crypto-currency ecosystem and you are not familiar with some terms like "Metamask", "seed phrase" or "DeFi" then we recommend "walletless".

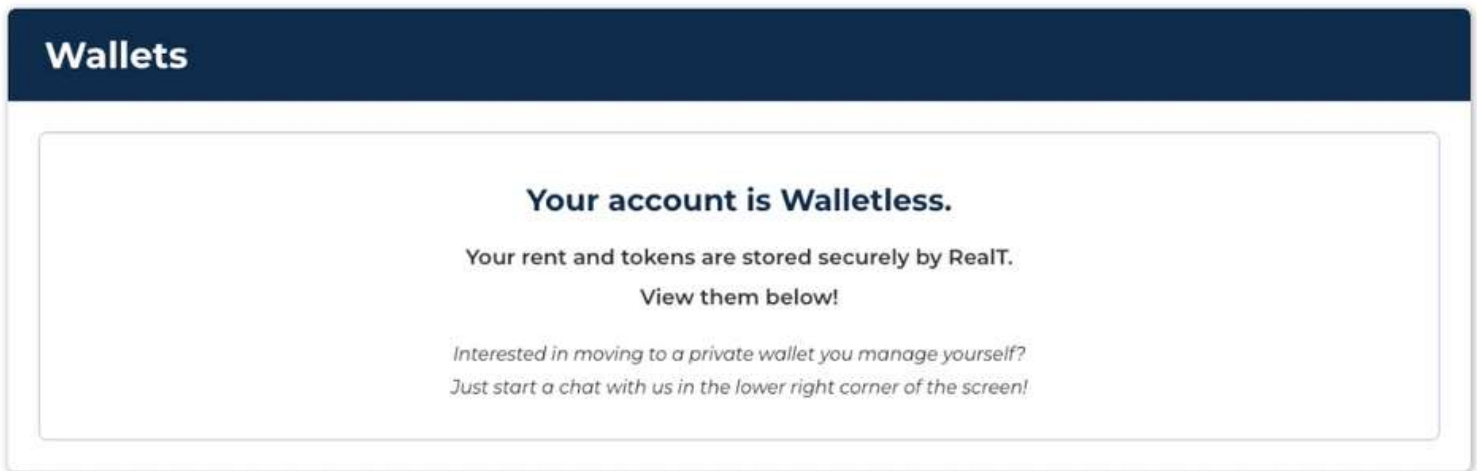
To learn more you can read our article on this topic by clicking [here](#).



Step 2: Mark the box "I agree to the RealT walletless [Terms of Service](#)" and click on "CONFIRM".



Step 3: Congratulations, your wallet is set up and you can go directly to page 12 to purchase your first RealToken.

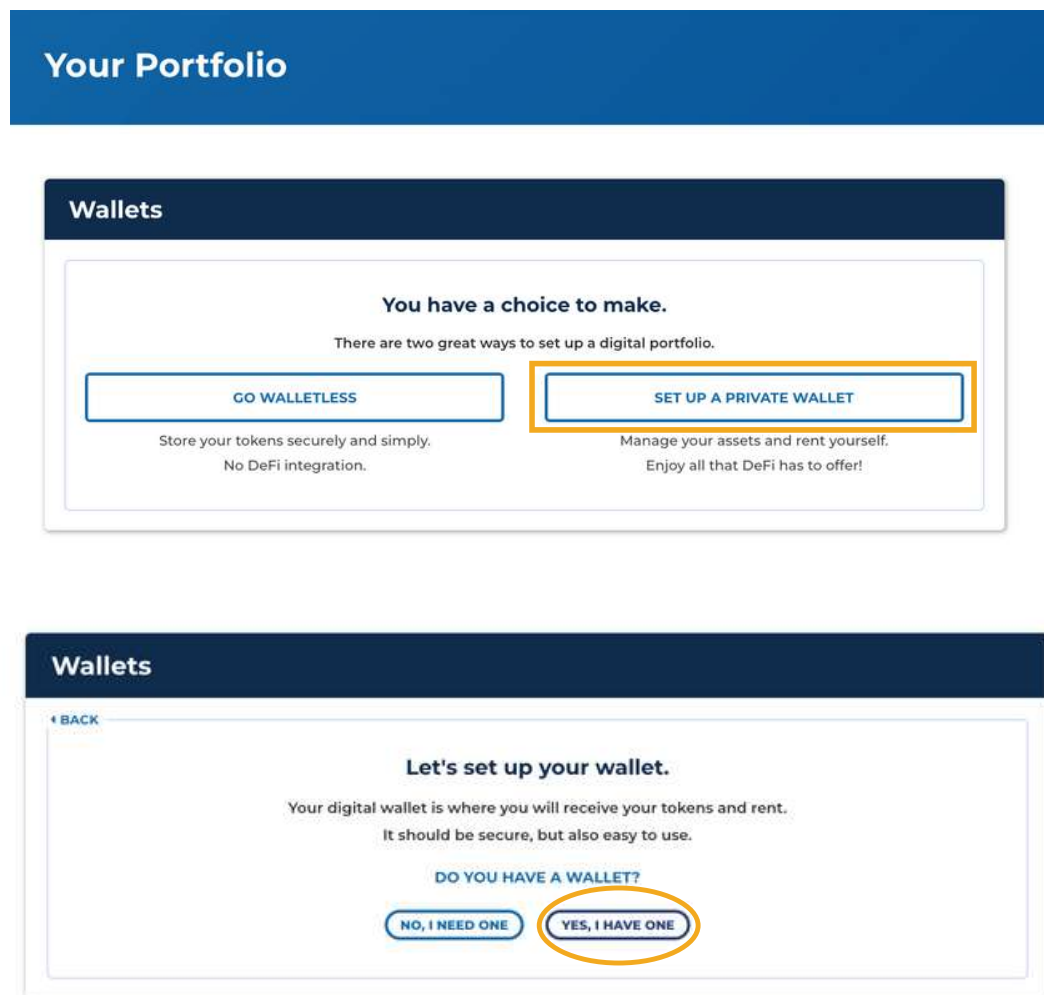


Step 4 : You can set up your own crypto wallet.

If you don't know what an Ethereum wallet is, please read our article in clicking here.

Click on "SET UP A PRIVATE WALLET" then "YES, I HAVE ONE" and go page 9.

Otherwise, continue this tutorial.



If you do not have a wallet, click on "NO, I NEED ONE" and you have 2 options:

- 1- Create a wallet with MetaMask, recommended if you are on a computer.
- 2- Create a wallet with the mobile RealT Wallet

Apart from the "walletless", the RealT mobile wallet is easier to manage your investments.

RealT has partnered with Mt Pelerin to develop this wallet. If you choose certain features, the application may ask you to pass another KYC check. However, **this KYC is not required in order to buy RealTokens**. It is only required to enable certain features, such as withdrawing your rent to your bank account.

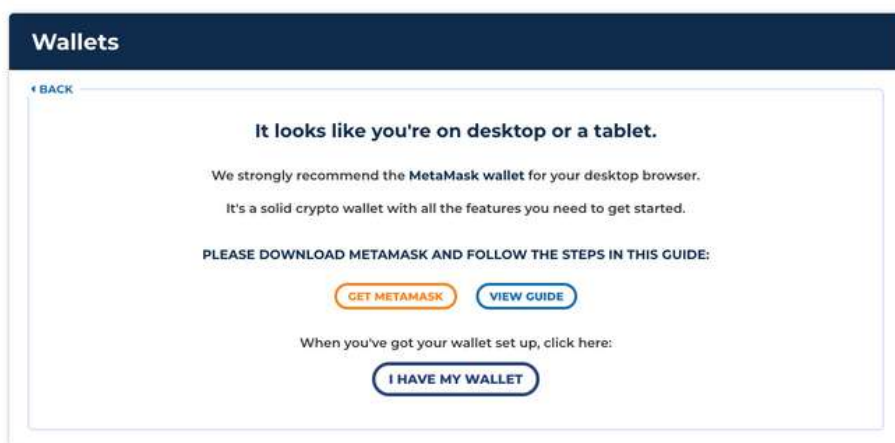
If you are on a computer, RealT suggests Metamask.

If you are on a smartphone, RealT suggests the RealT wallet.

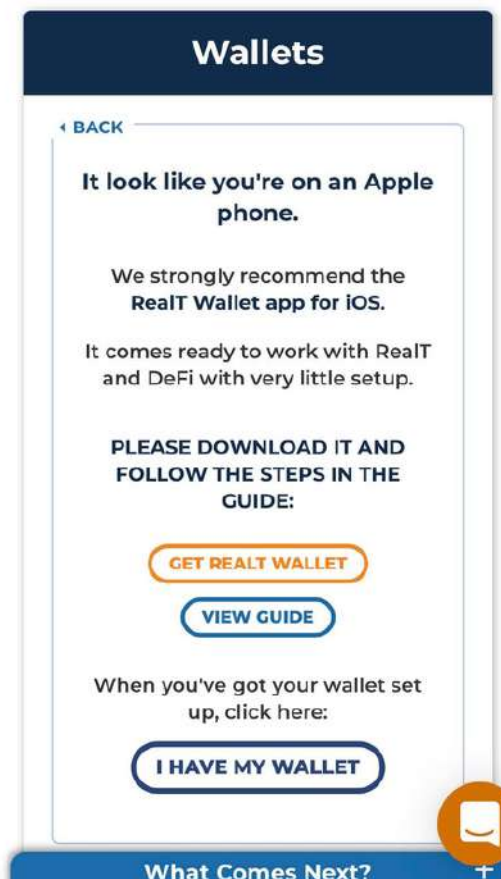
By clicking on "View Guide", you will have access to a new tutorial.

Once you have your wallet, click on "I HAVE MY WALLET".

1- View on a computer



2- View on a smartphone

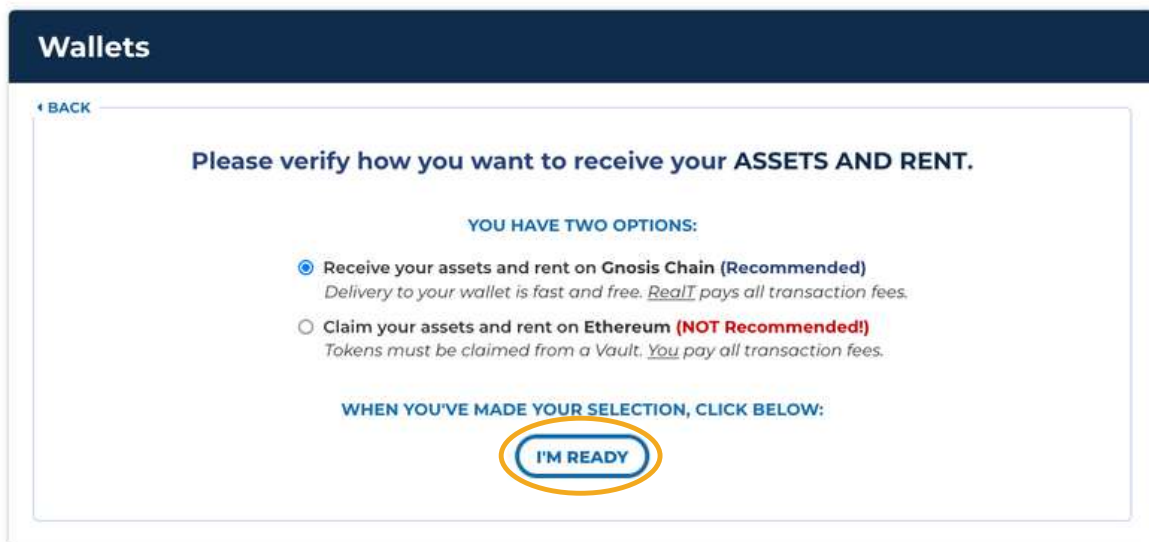


Step 5: Select on which network you want to receive your RealTokens and distributions:

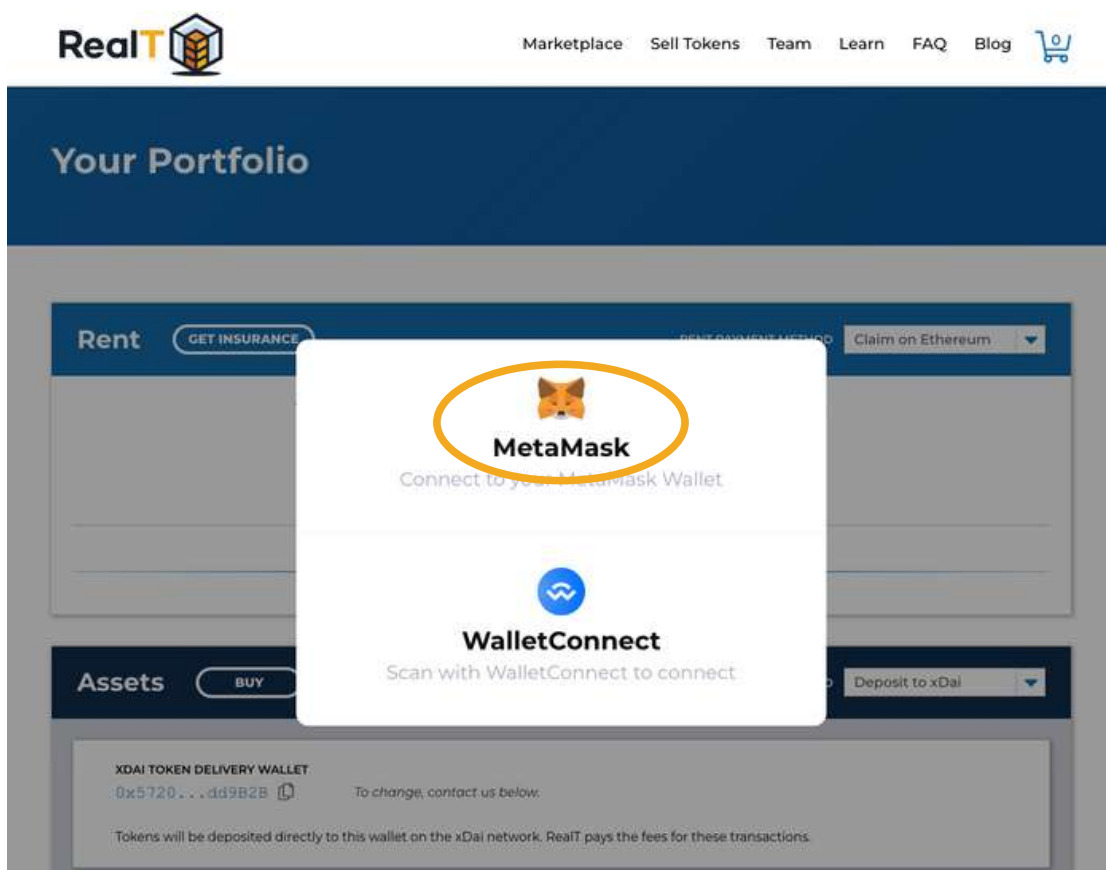
1- Claim on Ethereum (*We don't recommend this choice because the gas fees are high*).

2- Receive on Gnosis Chain (*The gas fees are low*).

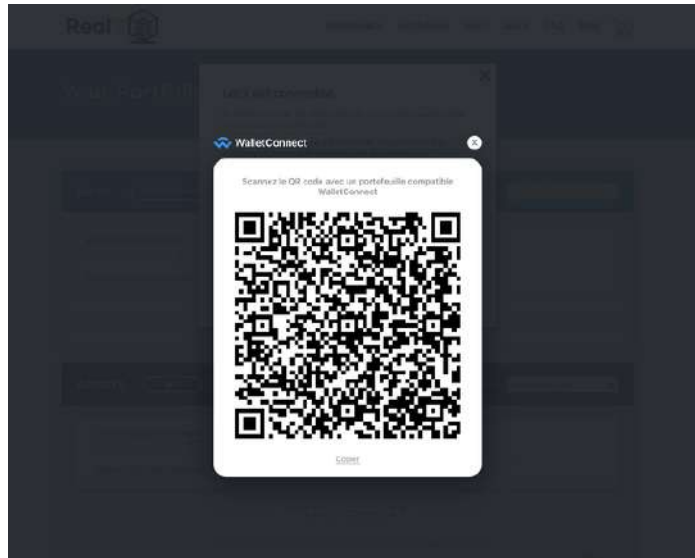
Click on "I'M Ready".



Step 6: if you created your account with the RealT Wallet, click on "WalletConnect". If you created your account with Metamask, click "Metamask".

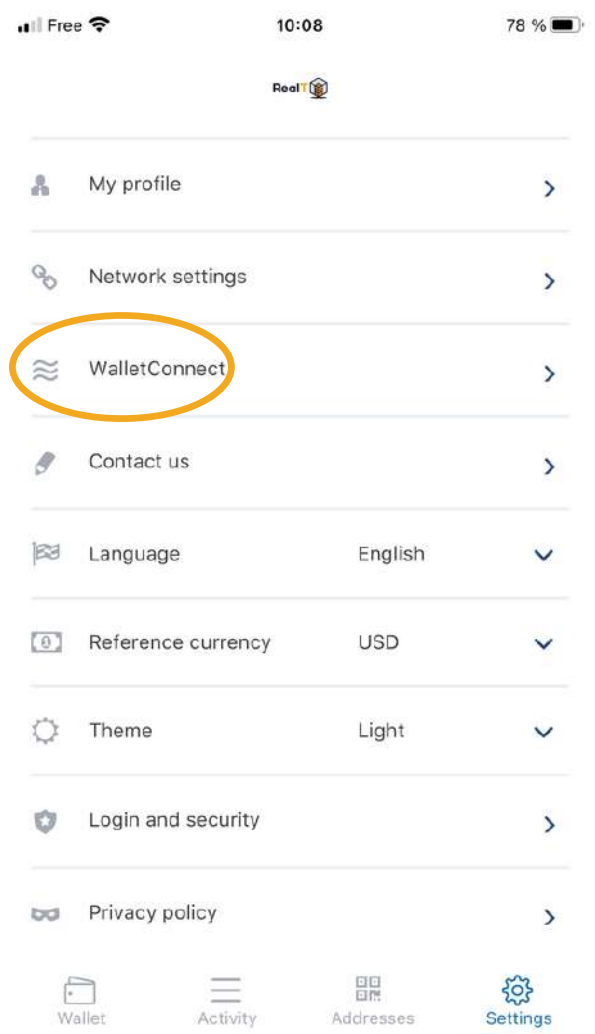
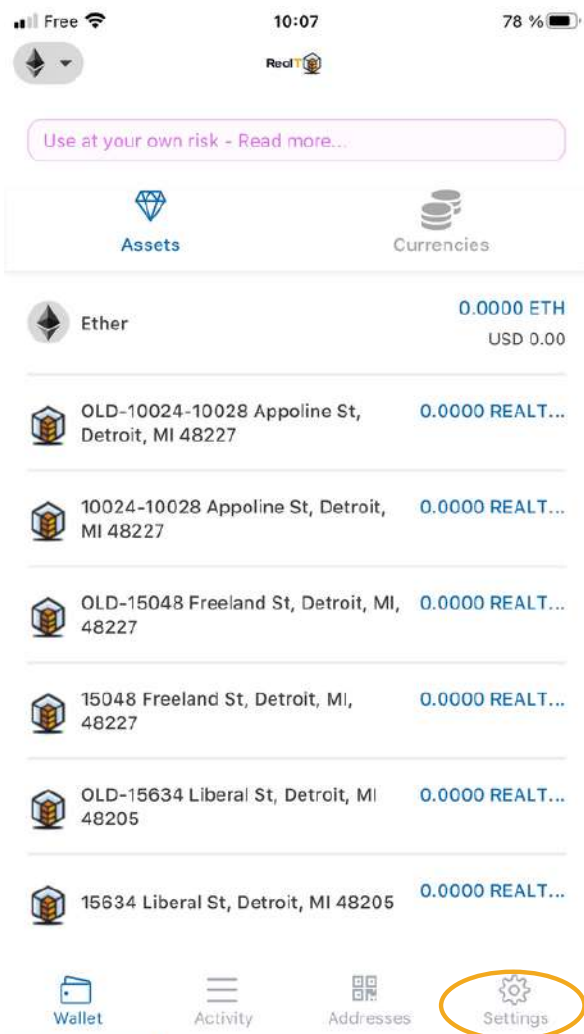


Step 7 : WalletConnect only: A QR code will appear.

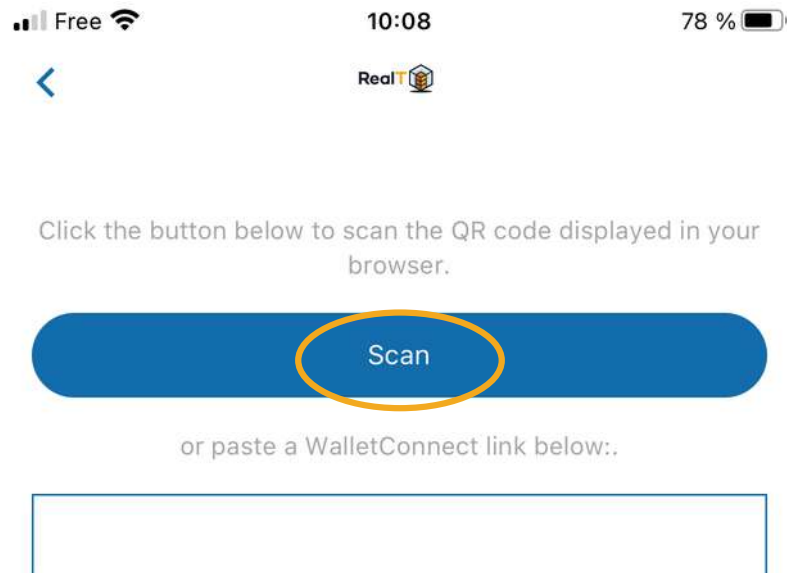


Step 8 : Go to your RealT Wallet app.
Click on "Settings"

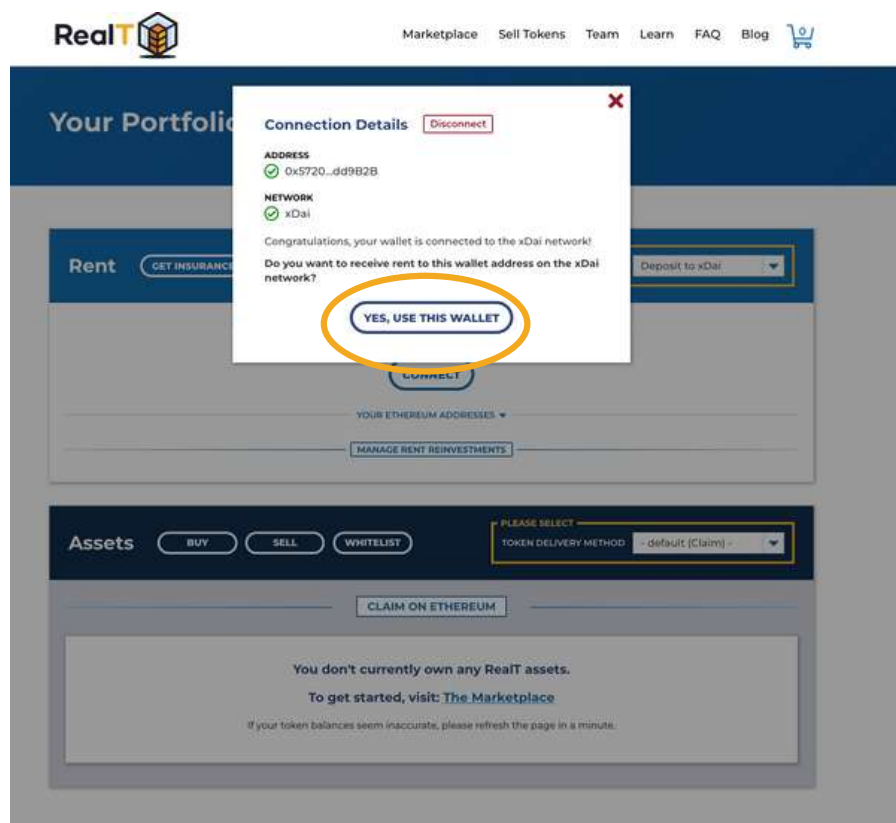
Step 9 : Click on "WalletConnect".

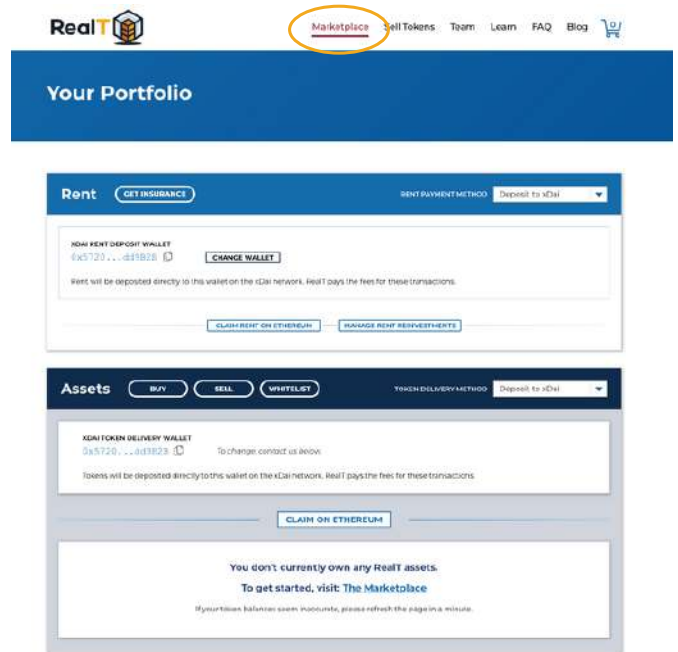


Step 10 : Click on "Scan" and scan the QR code.

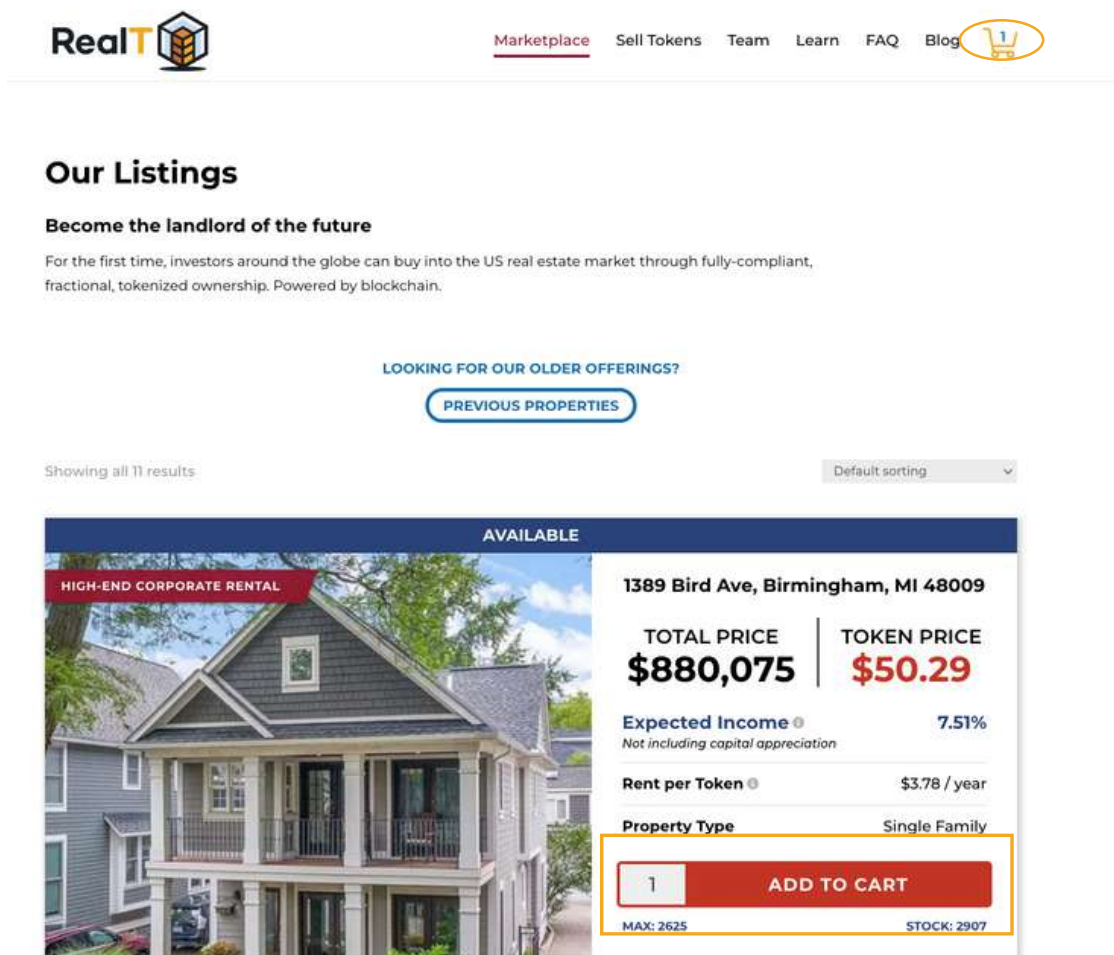


Congratulations! Your portfolio is almost set up.
Click on "YES, USE THIS WALLET".



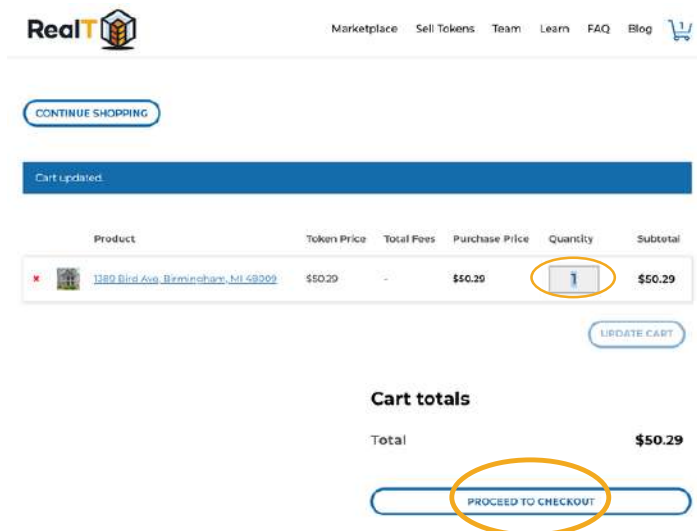
Step 1: Go to the Marketplace.

Step 2: Enter the quantity you would like to purchase, then click "ADD TO CART". When the button says "DONE!", click on the cart icon at the top right.



Step 3 :

You can change the quantity here, too.
Then click on "Proceed to Checkout".







**Step 4 :**


You have 3 ways to pay :








- 1- Pay with cryptocurrency with your custodial or non-custodial wallet.
- 2- Pay with cryptocurrency USDC or xDai directly with your wallet on Gnosis Chain.
See the tutorial [here](#).
- 3- Pay with your credit card.

Your order

PRODUCT	SUBTOTAL
1389 Bird Ave, Birmingham, MI 48009 × 1	\$50.29
TOTAL	\$50.29

☐ PAY WITH CRYPTOCURRENCY      

☐ PAY WITH CRYPTO ON GNOSISCHAIN (FORMERLY XDAI) 

☒ PAY WITH CREDIT OR DEBIT       

Pay securely using your credit card.

CARD NUMBER ^{*}

XXXX XX XX XXXX XXXX

EXPIRY DATE ^{*}

MM / YY

CARD CODE (CVC) ^{*}

CVC

Your personal data will be used to process your order, support your experience throughout this website, and for other purposes described in our [privacy policy](#).

☒ I HAVE READ AND AGREE TO THE WEBSITE [TERMS AND CONDITIONS](#) *

PLACE ORDER

Step 5 :

You will see a summary of your order, and also receive an email.



Marketplace Sell Tokens Team Learn FAQ Blog

Thank you. Your order has been received.

ORDER NUMBER: 251666	DATE: February 8, 2022	EMAIL: [redacted]	TOTAL: \$50.29	PAYMENT METHOD: Credit Card
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Your Contracts

U.S. law requires you to sign the subscription agreement for each of your property purchases before we can dispense your RealTokens.

Please check your inbox for emails containing links to those documents. Sign them promptly to avoid any delay in the dispensation of your RealTokens!

RealToken, Inc <info@realt.co>



Thank you for your order!

Hi,

We received your order, and it's now being processed.

Tokens are sent manually, and may take several hours to arrive in your wallet. In addition, we try to minimize GAS costs when sending tokens, which can cause significant delays during spikes in GAS prices.

Order #251666 – February 8, 2022

Product	Quantity	Price
1389 Bird Ave, Birmingham, MI 48009	1	\$50.29
Subtotal:		\$50.29
Payment method:		Credit Card
Total:		\$50.29

Step 6 :

A few minutes after your investment, you will receive a second email allowing you to sign the contract between you and the LLC or the Inc. that "wraps" the property.

RealT <noreply@mail.hellosign.com>
A mail



Fractional Investment in Tokenized Real Estate Assets

ACTION REQUESTED

RealT (documents@realt.co) has requested a signature

[REVIEW & SIGN](#)

DOCUMENT

Series #184 - 1389 Bird Investor Packet

MESSAGE FROM REALT (documents@realt.co)

Thanks,

The team at RealT

[Reply](#)

Step 6: Read the contract.

The contract is more than 50 pages long, but I will describe the important information.

In the first picture below, we can see that we are signing a contract with an LLC distinct from RealT itself. You can see that the LLC "RealToken LLC - Series #184 -1389 BIRD" owns the property. You own a percentage based on the number of tokens purchased. RealT the company is an independent structure that allows the management of this LLC. RealT does not own the LLC, the investors own the LLC!

SUPPLEMENT NO. 183
Dated January 10th 2022
to
PRIVATE PLACEMENT MEMORANDUM
Dated as of May 1st, 2020
REALTOKEN LLC – SERIES #184 - 1389 BIRD



Offering of
UP TO 17,500 (Seventeen-Thousand-Five-Hundred) SERIES #184 - 1389 BIRD
INTERESTS DELIVERABLE IN THE FORM OF CRYPTOGRAPHIC DIGITAL TOKENS
("REALTOKENS")

Offering Price Per Series #184- 1389 Bird RealToken: U.S. \$ 50.29
The minimum investment amount for Series #184-1389 Bird RealTokens is \$ 50.29 for one RealToken

In the second picture, we have a summary of our order, including our Ethereum wallet address. Our tokens will be sent to this address on the blockchain we selected in the Portfolio.

Order #: 251666

Number of Tokens Purchased -- Not Applicable if Tokens Acquired through the Dividend Re-Investment Option -- 1

☒ If paid in U.S. dollars: 50.29

☐ If paid in Cryptocurrency:

Cryptocurrency Transaction ID:

Name of Purchaser:

Date: 02 / 08 / 2022

Address:

Email:

Digital Wallet Address: 0x5720270d387b8A311F1F6256ee27d300B4dd9B2B

Step 6: Sign the contract.

Check the 3 boxes.

Subscription Agreement by electronic means, and (ii) this Subscription Agreement shall be executed by electronic means, and

(b) the Purchaser consents to the use of the Purchaser's electronic signature by means of checking the boxes in Items 1, 2 and 3 of this Signature Page.

The Purchaser acknowledges the foregoing ☒

2. The Purchaser hereby subscribes for **SERIES #184-1389 BIRD REALTOKENS OF REALTOKEN LLC** for the Subscription Amount set forth on this Signature Page (as may be reduced by the Company in its discretion on the Company's Acceptance Page of this Subscription Agreement) or in the amount established at each installment by the Dividend Re-Investment Option if elected by the Token-Holder ☒
3. The individual executing this Signature Page on behalf of the Purchaser is authorized to enter into this Subscription Agreement on behalf of the Purchaser ☒

OPERATING AGREEMENT

The undersigned hereby executes and delivers the Operating Agreement (the "Operating Agreement") of **REALTOKEN LLC**, dated April 24, 2019, including, among other things, all of the exhibits thereto and, specifically, without limitation, including that certain Series Designation of **Series #184-1389 Bird of RealToken LLC** attached to the Operating Agreement as Exhibit A, a copy of which has been provided to the undersigned, which, together with all counterparts of the Operating Agreement and Signature Pages of the other parties named in said Operating Agreement, shall constitute one and the same document in accordance with the terms of the Operating Agreement.

By execution and delivery of this Investor Member Signature Page, the undersigned hereby agrees be bound by the terms and conditions of the Operating Agreement as a Member thereunder as of 02 / 08 / 2022.

Sign it.

SUBSCRIBER (individual)

Cliquez pour signer*

Signature



Print Name

Signature (if Joint Tenants or Tenants in Common)

Print Name (if Joint Tenants or Tenants in Common)

SUBSCRIBER (entity)

Name of Entity

Signature

Print Name: _____

Title: _____

OPERATING AGREEMENT

The undersigned hereby executes and delivers the Operating Agreement (the "Operating Agreement") of **REALTOKEN LLC**, dated April 24, 2019, including, among other things, all of the exhibits thereto and, specifically, without limitation, including that certain Series Designation of **Series #184-1389 Bird of RealToken LLC** attached to the Operating Agreement as Exhibit A, a copy of which has been provided to the undersigned, which, together with all counterparts of the Operating Agreement and Signature Pages of the other parties named in said Operating Agreement, shall constitute one and the same document in accordance with the terms of the Operating Agreement.

By execution and delivery of this Investor Member Signature Page, the undersigned hereby agrees be bound by the terms and conditions of the Operating Agreement as a Member thereunder as of 02 / 08 / 2022.

SUBSCRIBER (individual)

Signature



Print Name

Signature (if Joint Tenants or Tenants in Common)

Print Name (if Joint Tenants or Tenants in Common)

SUBSCRIBER (entity)

Name of Entity

Signature

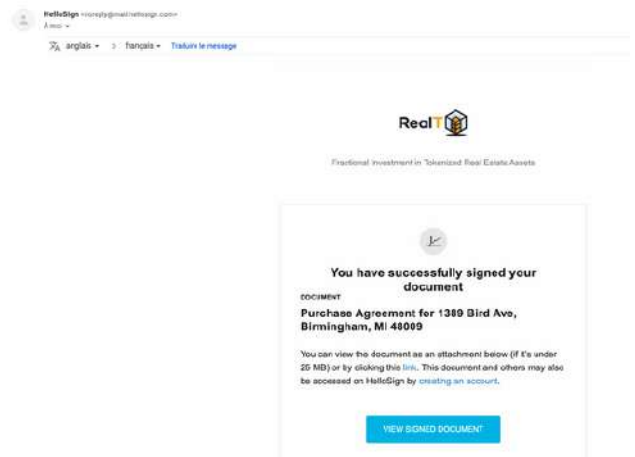
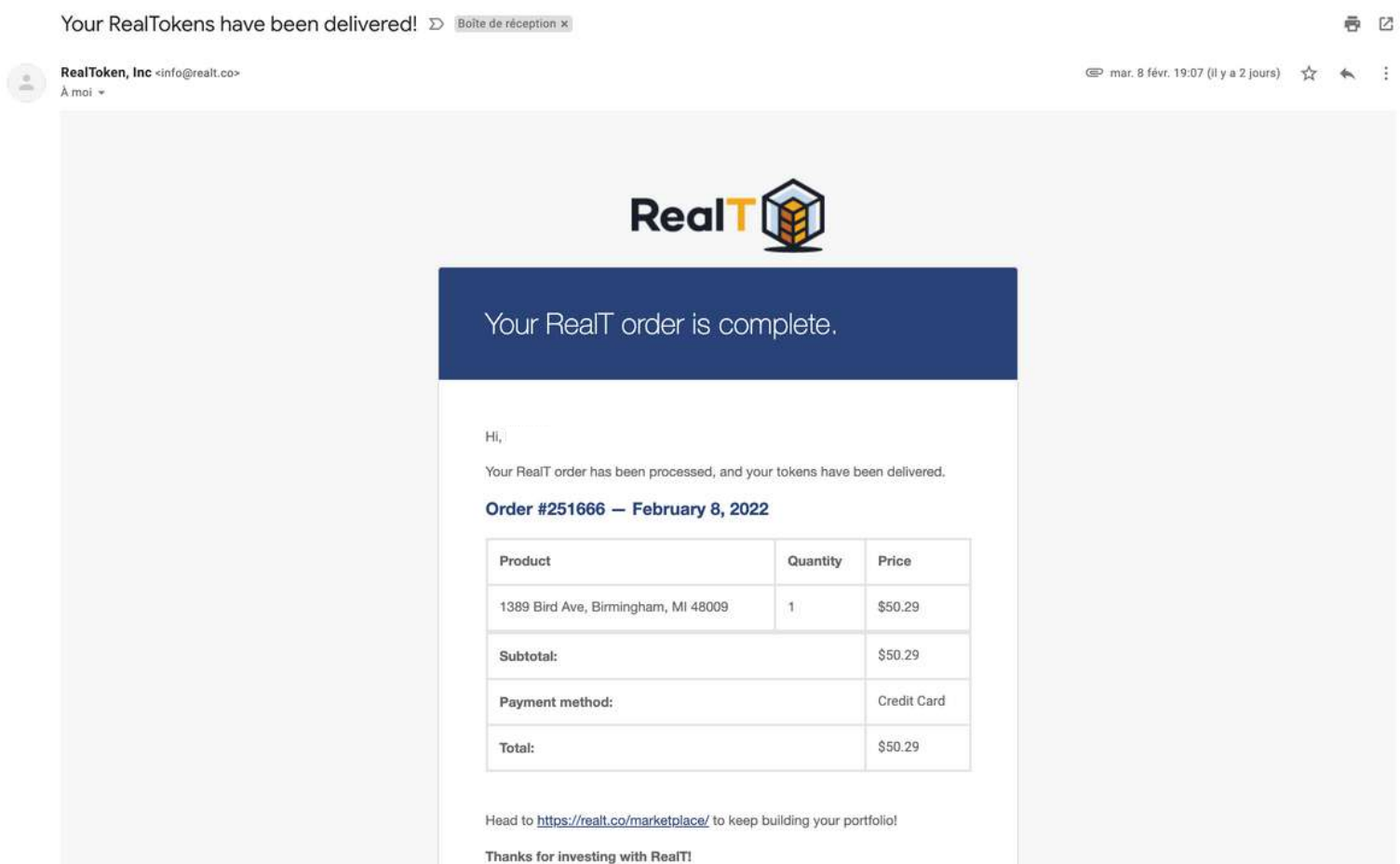
Print Name: _____

Title: _____

Step 7: Confirmation of the signature of the contract.

You will receive an email to confirm the signature of the contract.

You can access this contract at any time.

**Step 8:** You will receive an email when your RealTokens are delivered.

Step 9: You will be able to see your RealTokens directly in the Portfolio tab and the Properties section.

View "walletless"

Your Portfolio

Wallets

Your account is Walletless.

Your rent and tokens are stored securely by RealT. View them below!

Interested in moving to a private wallet you manage yourself? Just start a chat with us in the lower right corner of the screen!

Rent

CURRENT RENT WALLET

Your RealT Walletless account

Rent is deposited directly into your Walletless account.

CURRENT BALANCE

\$0.00

This balance is updated regularly, but may not reflect all recent updates.

CLAIM TO BANK ACCOUNT

Coming Soon!

MANAGE RENT REINVESTMENTS

Properties


BUY

SELL

UPDATE

Your token balances are now fetched using [The Graph!](#) This technology provides improved speed and reliability. Tokens collateralized on the [BMM platform](#) are now displayed here!

Search...



(S) 1418 W MARQUETTE RD, CHICAGO, IL 60636

TOKENS 2

RENT/YR \$8.62

TOTAL PRICE \$1,264,036

VALUE HELD \$100.72

FRACTION HELD 0.01%

View wallet crypto

Properties

BUY

SELL

WHITELIST

GNOSIS CHAIN (XDAI) PROPERTY WALLET

0x0c95...077985

Tokens will be deposited directly to this wallet on the Gnosis Chain (xDAI) network. RealT pays the fees for these transactions.


To change your wallet or network, please use the Wallets section above.

CLAIM ON ETHEREUM

UPDATE

Your token balances are now fetched using [The Graph!](#) This technology provides improved speed and reliability. Tokens collateralized on the [BMM platform](#) are now displayed here!

Search...



8003 S INGLESIDE AVE, CHICAGO, IL 60619


TOKENS 10

RENT/YR \$39.52

TOTAL PRICE \$1,012,800

VALUE HELD \$506.40

FRACTION HELD 0.05%



(S) 1418 W MARQUETTE RD, CHICAGO, IL 60636


TOKENS 5

RENT/YR \$21.55

TOTAL PRICE \$1,264,036

VALUE HELD \$251.80

FRACTION HELD 0.02%



(S) 10703 MCKINNEY ST, DETROIT, MI 48224


TOKENS 1.127208

RENT/YR \$5.85

TOTAL PRICE \$64,727

VALUE HELD \$56.12

FRACTION HELD 0.09%



618 E 79TH ST, CHICAGO, IL 60619

TOKENS 5

RENT/YR \$20.40

TOTAL PRICE \$1,143,675

VALUE HELD \$254.15

FRACTION HELD 0.02%

Below you can find additional tutorials :

Blockchain :

[What is a Blockchain ?](#)

[What is a transaction hash ?](#)

[How do I transfer my USDC to another sidechain or fiat currencies?](#)

Wallets and Asset Storage :

[What is a wallet ?](#)

[How to send your tokens back to RealT using the RealT Wallet ?](#)

[How to buy RealTokens using Request Network?](#)

[How do I receive my rental incomes?](#)

[Tutorial about metamask](#)

Other tutorials :

[About RealT](#)

[About properties](#)

[FAQ](#)

Got another question ?

Start a request using the orange button in the bottom right corner of the site

RealT Marketplace Sell Tokens Team Learn FAQ Blog

Fractional and frictionless real estate investing

OWNERSHIP REINVENTED

For the first time, investors around the globe can buy into the US real estate market through fully-compliant, fractional, tokenized ownership. Powered by blockchain.

[GET STARTED](#)

Our Curated Properties

INVEST LARGE OR SMALL. EARN RENT WEEKLY. SELL WHENEVER.

AVAILABLE	8h 11m 21s COMING SOON!	SOLD OUT	SOLD OUT
HIGH-END CORPORATE RENTAL		100% SUBSIDIZED RENT!	
1389 Bird Ave, Birmingham, MI 48009	212 N Park Ave, Jackson, MI 49201	19258 Eureka St, Detroit, MI 48234	9151 Whittier Ave, Detroit, MI 48224
Min. Investment \$50.29	Min. Investment \$50.72	Min. Investment \$49.71	Min. Investment \$50.02
Expected Income 7.51% <small>Not including capital appreciation</small>	Expected Income 10.64% <small>Not including capital appreciation</small>	Expected Income 11.02% <small>Not including capital appreciation</small>	Expected Income 9.66% <small>Not including capital appreciation</small>

[LOOKING FOR OUR OLDER OFFERINGS?](#)

Bonjour Robintvt 🙌

Bienvenue sur RealT!
N'hésitez pas à nous poser des questions.
Nous répondons en FR de 9h à 00h UTC+2

Démarrer une conversation

Notre délai de réponse habituel
17-20 heures

[Envoyez-nous un message](#)

Voir toutes vos conversations

Rechercher de l'aide

Recherche parmi les articles...

Articles suggérés

Avec Intercom