

Tax Free Income Trust

(SERIES 12)

A 2 YEAR UNIT INVESTMENT TRUST

Investment Objective

The Trust seeks to provide investors with income which is generally exempt from regular federal income tax. The possibility of capital growth is a secondary objective. There is no guarantee that the investment objectives of the Trust will be achieved.

Strategy of Portfolio Selection

The Trust seeks to achieve its objectives by investing in a portfolio of the common stock of closed-end investment companies whose portfolios consist primarily of municipal bonds (the "Municipal Funds"). As used herein, the term "Securities" means the shares of the Municipal Funds initially deposited in the Trust and contracts and funds for the purchase of such securities, and any additional securities acquired and held by the Trust pursuant to the provisions of the Trust Agreement. Under normal circumstances, the Trust will invest substantially all of its assets in closed-end investment companies having policies to invest, under normal circumstances, at least 80% of the value of their assets in investments the income from which is exempt, as applicable, from federal income tax or from both federal and state income tax; or to invest, under normal circumstances, their assets so that at least 80% of the income that they distribute will be exempt, as applicable, from federal income tax or from both federal and state income tax. As a result, it is expected that under normal circumstances, at least 80% of the Trust's net assets will be indirectly invested in municipal bonds. The Sponsor used no maturity or credit quality policies in selecting Securities for the Trust.

Description of Portfolio

The portfolio of the Trust contains 17 issues of common stock of closed-end investment companies. 100% of the issues are initially represented by the Sponsor's contracts to purchase such Securities.

INCEPTION DATE:	October 23, 2012
MANDATORY TERMINATION DATE:	October 23, 2014
INITIAL OFFER PRICE:	\$10.00
MINIMUM INVESTMENT:	100 units (May vary by selling firm.)
NUMBER OF ISSUES:	17
DISTRIBUTIONS: ¹	Monthly, if any
ESTIMATED NET ANNUAL FIRST YEAR DISTRIBUTION PER UNIT: ²	\$0.5695
CUSIP (CASH):	83174H 108
CUSIP (REINVESTMENT):	83174H 116
FEE-BASED CUSIP (CASH):	83174H 124
FEE-BASED CUSIP (REINVESTMENT):	83174H 132
TICKER:	SMTFJX

Volume Discounts

PURCHASE AMOUNT ³	SALES CHARGE
Less than \$100,000	3.95%
\$100,000 but less than \$250,000	3.45%
\$250,000 but less than \$500,000	3.20%
\$500,000 but less than \$750,000	2.95%
\$750,000 or greater	2.45%

¹Distributions, if any, will be made commencing on November 25, 2012. The estimated net annual distribution is expected to decline over time because a portion of the securities included in the portfolio will be sold to pay for organization costs, creation and development fee and deferred sales charge. Distributions will fluctuate as a result of Unitholder redemptions in addition to securities being sold within the portfolio. Distributions are also subject to the ability of issuers to make dividend payments in the future.

²Estimated Net Annual First Year Distribution per Unit is computed by dividing the estimated annual income of the underlying securities less the expense per unit by the number of units outstanding. The estimated net annual distributions for subsequent years are expected to be less than estimated distributions for the first year because a portion of the securities included in the Trust portfolio will be sold during the first year to pay for organization costs, the creation and development fee and the deferred sales charge. The actual net annual distributions will vary with changes in the Trust's fees and expenses and income of the underlying securities.

³The volume discount is also applied on a unit basis utilizing a breakpoint equivalent in the above table of one unit per \$10. Please see the Trust prospectus for full details. These discounts are only offered during the initial offering period. CONTINUED ON BACK.

Investors should consider the Trust's investment objective, risks, charges and expenses carefully before investing. The prospectus contains this and other information relevant to an investment in the Trust. Please advise your clients to read the prospectus carefully before they invest. If a prospectus did not accompany this literature, please contact SmartTrust at (888) 505-2872 to obtain a free prospectus.

HENNION & WALSH is a member of FINRA/SIPC.

2001 Route 46, Waterview Plaza, Parsippany, NJ 07054 (888) 505-2872 www.smarttrustuit.com

Sales Charges¹ (based on a \$10 public offering price):

STANDARD ACCOUNTS

Transactional Sales Charges:	Initial	1.00%
	Deferred	2.45%
Creation & Development Fee: ²		0.50%
Maximum Sales Charge:		3.95%

The deferred sales charge is a charge of \$0.245 per unit and will be deducted in three monthly installments commencing on March 20, 2013. Investors will not be assessed the initial and deferred sales charge for eligible fee-based accounts and must purchase units in a Fee CUSIP. Please see the prospectus for sales charge details.

FEE/WRAP ACCOUNTS

Creation & Development Fee: ²	0.50%
Maximum Sales Charge:	0.50%

¹Percentages are based on a \$10.00 per unit offering price. For unit prices other than \$10.00, percentages of initial sales charge, creation and development fee, and deferred sales charges will vary. Early redemption will still cause payment of the deferred sales charge. The table above shows the initial offering period sales charges only.

²The creation and development fee is a charge of \$.050 per unit collected at the end of the initial offering period. If the price you pay exceeds \$10 per unit, the creation and development fee will be less than 0.50%; if the price you pay is less than \$10 per unit, the creation and development fee will exceed 0.50%.

Portfolio Holdings as of October 23, 2012

REGISTERED INVESTMENT COMPANIES — 100%

Closed-End Funds — 100%

Name of Issuer	Ticker
BlackRock Investment Quality Municipal Trust Inc.	BKN
BlackRock Long-Term Municipal Advantage Trust	BTA
BlackRock Municipal Bond Trust	BBK
BlackRock Municipal Income Trust	BFK
BlackRock Municipal Income Trust II	BLE
BlackRock MuniHoldings Fund II	MUH
BlackRock MuniHoldings Fund, Inc.	MHD
BlackRock MuniVest Fund II	MVT
BlackRock MuniYield Fund	MYD
BlackRock MuniYield Quality Fund II, Inc.	MQT
BlackRock Strategic Municipal Trust	BSD
MFS High Income Municipal Trust	CXE
MFS High Yield Municipal Trust	CMU
MFS Municipal Income Trust	MFM
Nuveen Enhanced Municipal Value Fund	NEV
Nuveen Municipal High Income Opportunity Fund 2	NMD
PIMCO Municipal Income Fund II	PML

Risk Considerations

Unitholders can lose money by investing in this Trust. The value of the units, the Securities and the bonds held by the Municipal Funds included in the portfolio can each decline in value. An investment in units of the Trust should be made with an understanding of the following risks:

- The Securities are shares of closed-end funds which frequently trade at a discount from their net asset value in the secondary market. The amount of such discount is subject to change from time to time in response to various factors.
- Municipal bonds are fixed rate debt obligations that decline in value with increases in interest rates, an issuer's worsening financial condition or a drop in bond ratings. A reduction in income tax rates may adversely affect their value. The longer the maturity of a municipal bond the greater the risk of a decline in value with increases in interest rates.
- The effective maturity of longer term municipal bonds may be dramatically different than shorter term obligations. The intermediate-term and long-term Municipal Funds will receive early returns of principal when bonds are called or sold before they mature. The Municipal Funds may not be able to reinvest the money they receive at as high a yield.
- The default of an issuer of a municipal bond in making its payment obligations could result in the loss of interest income and/or principal to investors.
- Unitholders will pay both Trust expenses and will also indirectly bear a share of each Municipal Fund's expenses.
- The Securities are shares of common stock which are subject to the risk that the financial condition of the issuers may become impaired or that the general condition of the stock market may worsen (both of which may contribute directly to a decrease in the value of the Securities and thus in the value of the units).
- Since the portfolio of the Trust is fixed and "not managed," in general, the Sponsor can only sell Securities under certain extraordinary circumstances, at the Trust's termination or in order to meet redemptions. As a result, the price at which each Security is sold may not be the highest price it attained during the life of the Trust.
- Price fluctuations of particular Securities will change the portfolio's composition throughout the life of the Trust. When cash or a letter of credit is deposited with instructions to purchase Securities in order to create additional units, an increase in the price of a particular Security between the time of deposit and the time that Securities are purchased will cause the units to be comprised of less of that Security and more of the remaining Securities. In addition, brokerage fees incurred in purchasing the Securities will be an expense of the Trust and such fees will dilute the existing Unitholders' interests.
- There is no assurance that any dividends will be declared or paid in the future on the Securities.
- While distributions of interest from the Trust are generally exempt from federal income taxes, a portion of such interest may be taken into account in computing the alternative minimum tax.
- The sponsor may offer successive Trusts with similar portfolios thereby allowing the investor to pursue the same strategy over a number of years. Investors should consider their ability to pursue investing in successive Trusts, if available. There may be tax consequences associated with investing in the Trust and rolling over an investment from one Trust to the next.