



Property Management Agreement

Note: This form is not required if you are providing your own Property Management Agreement.

1. PROPERTY ADDRESS

Street Address: City: County: State Postal Code:

2. PROPERTY MANAGER INFORMATION

Property Manager Company: Contact Name: Street Address: City: State Postal Code: Phone: Email Address:

3. RECITALS & AGREEMENT

The Account Owner appoints Property Manager (PM) to provide the services listed in this agreement and the PM accepts such appointment. The Account Owner and PM agree that he/she is the PM of the Account Owner, and not of Pacific Premier Trust. The Account Owner acknowledges that Pacific Premier Trust has not advised he/she with respect to the selection of a Property Manager, and agrees that he/she has sole responsibility, and not Pacific Premier Trust, for the selection, retention, termination and monitoring of the PM. The Account Owner and PM agree that Pacific Premier Trust has a limited role in its capacity as the Plan's directed custodian and hereby agree that Pacific Premier Trust is not responsible for any of the Property Manager's duties or for the enforcement of this agreement.

Account Owner hereby designates the individual or entity identified above as Property Manager for the property identified on this form. By signing below, Account Owner and Property Manager, agree to and acknowledge the following:

- The Property Manager is a third party to this transaction (i.e., not the Account Owner or renter).
A spouse or other disqualified person, appointed as Property Manager, will not be compensated for managing the property.
The Property Manager agrees to comply with all local, state and federal property management laws while acting as Property Manager.
The Property Manager will send all payments received to Pacific Premier Trust for deposit into Account Owner's retirement plan.
The Property Manager will retain records for all parties. Records include but are not limited to: rental payment history (funds received from renters and any funds dispersed by the Property Manager to cover expenses), bank statements, and rental/lease agreements. Upon request the Property Manager will provide a full accounting of these records to the Account Owner or Pacific Premier Trust.
The Property Manager will provide notification to Pacific Premier Trust and Account Owner in the event of default by a renter, and take all necessary actions to correct a default and coordinate eviction proceedings as directed and approved by the Account Owner.
The Property Manager will contact billing parties to ensure bills are forwarded to the address of the Property Manager.
The Property Manager will ensure all expenses related to the property are paid according to the percentage of ownership.
Pacific Premier Trust reserves the right to require supporting documentation for any request.

Property Manager Signature Date (required)

Account Owner Signature Date (required)

Account Owner Name (Print): Account No:

NON-DEPOSIT INVESTMENT PRODUCTS ARE NOT INSURED BY THE FDIC; ARE NOT DEPOSITS OR OTHER OBLIGATIONS OF OR GUARANTEED BY, THE BANK OR ANY OF ITS DIVISIONS; AND ARE SUBJECT TO INVESTMENT RISKS, INCLUDING POSSIBLE LOSS OF THE PRINCIPAL AMOUNT INVESTED.

Upload forms to: www.PacificPremierTrust.com/upload

Fax to: 303-614-7038

Send mail to: Pacific Premier Trust Processing Center P.O. Box 173859 Denver, CO 80217-3859

For express deliveries: Pacific Premier Trust Processing Center 1560 Broadway, Suite 400 Denver, CO 80202-3308

Questions? Call 800-962-4238