

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 Name: _____
 Street Address: _____
 City: _____ State _____ Postal Code: _____
 Primary Phone: _____ Type: Cell Home Business
 Email Address: _____


3. RECITALS AND AGREEMENT

The Account Owner appoints Property Manager to provide the services listed in this agreement and the Property Manager accepts such appointment. The Account Owner and Property Manager agree that the Property Manager is the Property Manager of the Account Owner, and not of PENSICO Trust Company (PENSICO). The Account Owner acknowledges that PENSICO has not advised the Account Owner with respect to the selection of a Property Manager. The Account Owner agrees that he/she has sole responsibility, and not PENSICO for the selection, retention, termination and monitoring of the Property Manager. The Account Owner and Property Manager agree that PENSICO has a limited role in its capacity as directed custodian of the Plan and hereby agree that PENSICO will not be 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 below 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 PENSICO 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 PENSICO.
- The Property Manager will provide notification to PENSICO 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.

 _____
 Property Manager Signature Date (required)

 _____
 Account Owner Signature Date (required)

Account Owner Name (Print): _____ Account #: _____

INVESTMENT PRODUCTS: NOT FDIC INSURED • NO BANK GUARANTEE • MAY LOSE VALUE

Upload forms to: www.pensco.com/upload	Send mail to: PENSICO P.O. Box 173859 Denver, CO 80217-3859	For express deliveries: PENSICO 1560 Broadway, Suite 400 Denver, CO 80202-3331	Questions? Call 800-962-4238
Fax to: 303-614-7036			