



PROPERTY MANAGEMENT SERVICING AGREEMENT

M2 Trust Services, LLC
700 17th Street, Suite 1100
Denver, CO 80202
Phone: (888) 265-1225

For good and valuable consideration, this Property Management Servicing Agreement is hereby entered into this date by and between M2 Trust Services, LLC ("M2 Trust"), as custodian for the benefit of the Account Holder, and the Property Manager named below.

ACCOUNT HOLDER INFORMATION

Account # _____ First Name _____ Last Name _____

PROPERTY MANAGER CONTACT INFORMATION

Company Name _____

Contact Person _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email _____

PROPERTY DESCRIPTION

Short Property Description _____

Property Address _____

City _____ State _____ Zip _____

Property Type (**Check all that apply**):

Improved Unimproved Commercial Residential Income Producing Property Debt-Financed

AGREEMENT

1. Property Manager hereby agrees to accept all responsibilities and duties necessary to effectively administer the real property held for the benefit of the designated Account Holder by M2 Trust. Account Holder may serve as property manager; however, the Account Holder may not have access to or use of the property and cannot receive any compensation. Property Manager duties shall include, but not be limited to, the following:

- a. Confirm title to the is properly titled and recorded in the county in which the property is located, and that liability and title insurance is obtained and maintained while the property is held in the M2 Trust account, as may be advisable or required;
- b. Send all original documentation, including recorded deed(s), title policy, liability insurance policy, rental/lease agreements, notices, etc. to M2 Trust;
- c. Receive and forward to M2 Trust all invoices for real estate taxes, insurance premiums, property maintenance expenses, or management fees. Property Manager is responsible for making sure all expenses are paid in a timely manner and acknowledges that all payments must be paid from assets within the Account, including any payments made on a non-recourse promissory note if the property is debt financed;
- d. Communicate with governmental entities, utilities, and/or private parties concerning any existing or new easements granted across, over or under the property;
- e. Obtain independent property appraisals or broker's price opinions at least once every three years and forward such appraisals to M2 Trust once they are performed. Such appraisal or broker's price opinions shall be used by M2 Trust to value the Account as required by law;
- f. Insure that all taxes are paid on property to be held in the Account;
- g. Keep complete and accurate records of all transactions relating to the property and provide a quarterly report M2 Trust upon request.

PROPERTY MANAGER FEES

As consideration for the services provided herein, Account Holder agrees to pay fees to Agent as follows (insert info below):

The above fee schedule may be amended from time to time upon written notice and acceptance in writing by the Account Holder and M2 Trust.

Property Manager and Account Holder hereby indemnify and save harmless and M2 Trust, its employees and assigns from all suits, actions, or claims of any character, type or description brought or made for or on account of, arising out of, or occasioned by the acceptance of the property as an investment of the Account, or by the operations, performance or negligent acts of Property Manager and in the execution or management of the property.

M2 Trust shall have no responsibility to question the actions of Property Manager and in its performance of the duties outlined in this Agreement, nor shall M2 Trust be liable for any loss of any kind which may result by reason of any action taken by Property Manager and/or Account Holder, or both in to the performance of the managed property.

Property Manager shall not assign their rights and obligations hereunder. All of the terms and conditions of this Agreement shall be binding upon and inure to the benefit of the heirs, successors, administrators, legal representatives and assigns, as the case may be, of the parties hereto. If, for any reason, Property Manager is unable or unwilling to perform the duties outlined herein, then Account Holder shall assume responsibilities for said duties until a successor Property Manager is appointed.

Account Holder or Property Manager may terminate this Agreement upon not less than fifteen (30) days prior written notice (in person, by phone, or by facsimile or other writing). Until a successor Property Manager is appointed, Account Holder shall be responsible for the duties of administering the property as provided herein. Following termination, Property Manager shall provide to M2 Trust all books, records, ledgers, correspondence, files and other materials in Property Manager's possession or control with respect to the property and/or Account Holder.

This Agreement contains the entire understanding of the parties hereto with respect to the subject matter contained herein, supersedes all prior and contemporaneous agreements. This Agreement may be amended upon the prior written consent of the parties.

BY SIGNING THIS AGREEMENT, ACCOUNT HOLDER UNDERSTANDS THAT M2 TRUST SHALL NOT BE REQUIRED TO PROVIDE PROPERTY MANAGEMENT, ADMINISTRATION, INCOME OR RENT COLLECTION, VERIFICATION OF INSURANCE COVERAGE OR TAX PAYMENTS ON PROPERTY, PURSUE COLLECTION, INSTIGATE LITIGATION, MONITOR PAYMENTS ON A NON-RECOURSE PROMISSORY NOTE, OR TAKE ANY OTHER ACTION WITH REGARD TO THE PROPERTY TO WHICH THIS AGREEMENT APPLIES EXCEPT AT THE EXPRESS DIRECTION OF AGENT OR ACCOUNT HOLDER.

This Agreement is entered into this _____ day of _____, 20_____.

Property Manager Name: _____
Print Name

Signature: _____

Account Holder: _____
Print Name

Signature: _____

M2 Trust: _____
Print Name

Signature: _____