SCHEDULE OF PROPERTY MANAGEMENT RATES
MANAGEMENT FEE BY NUMBER OF HOMES AND UNITS

(SUM Form RS, Revised 11/26)

Licensed by the California Department of Real Estate · DRE #02253300

This Schedule sets out the monthly management fee charged by **SUM Property Management Inc.** (hereinafter "Property Manager") to an owner (hereinafter "Owner") entering a new Property Management Agreement, according to the number of homes and apartment units Owner places under Property Manager's management.

1. RATE SCHEDULE:

TABLE A — HOMES (houses, condos, townhomes)

NUMBER OF HOMES	RATE (% OF RENT)
1	**7.00%**
2	**6.75%**
3	**6.50%**
4	**6.25%**
5	**6.00%**
6	**5.75%**
7	**5.50%**
8	**5.25%**
9 or more	**5.00%**

TABLE B — APARTMENTS (buildings of 2 or more units)

NUMBER OF UNITS	RATE (% OF RENT)
2 – 3	**7.00%**
4 – 5	**6.75%**
6 – 7	**6.50%**
8 – 9	**6.25%**
10 – 11	**6.00%**
12 – 13	**5.75%**
14 – 15	**5.50%**
16 – 17	**5.25%**
18 or more	**5.00%**

Rate expressed as a percentage of the monthly rent collected. Minimum fee of $85 per unit, per month.

2. NO EXCEPTIONS: The rates in this Schedule are published and apply to every Owner without exception. They are not negotiated individually.

3. OWNER'S RATE KEEPS DROPPING AS PROPERTIES ARE ADDED: If Owner adds more properties at any time during the course of management, Owner's rate keeps dropping according to this Schedule, and the new, lower rate applies to **all of Owner's existing properties as well**. Properties placed at the start of the Agreement and properties added later count the same.

4. HOW PROPERTIES ARE COUNTED:

- **A. Homes (Table A).** Each single-family home, condominium or townhome counts as one (1) home. The rate starts at **7.00%** and decreases by **0.25%** for each additional home, to **5.00%** at nine (9) homes.
- **B. Apartments (Table B).** Each apartment unit counts as one (1) unit. The rate starts at **7.00%** and decreases by **0.25%** for every two (2) units, to **5.00%** at eighteen (18) units. A duplex or triplex is in the first row.
- **C. Homes and apartments are counted together.** Each home counts as two (2) apartment units, and the total sets one rate for all of Owner's properties. For example, one (1) home and two (2) apartment units count as four (4) apartment units and are charged **6.75%**.
- **D.** The rate is updated as Owner's count changes.

5. RELATIONSHIP TO THE MANAGEMENT AGREEMENT: The rates in this Schedule are the percentage referred to in Section 9.B(1) (Management Fee) of the Property Management Agreement (SUM Form PMA). All other terms of that Agreement, including its minimum fee, remain in effect.

6. NOTICE: This Schedule is a notice issued for Owner's information. It is not an agreement and does not require a signature.

NOTICE ONLY — NO SIGNATURE REQUIRED

Published and Distributed by:
SUM PROPERTY MANAGEMENT, INC.
Form No. 119 · Control No. RS-1126 · Ver. 1.0

© 2026, SUM Property Management, Inc. All rights reserved. This form is the standard form of SUM Property Management, Inc. and may not be altered, reproduced or modified without written authorization.

EQUAL HOUSING OPPORTUNITY