



Designation Property Management
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Investor Risk Disclosure and Self-Accreditation

Designation Property Management is engaged in the business of property management. Our role is to provide a legally compliant, professional management experience that minimizes the risks associated with owning and leasing residential real estate. However, owning rental property inherently involves legal, regulatory, and financial risks beyond Designation Property Management's control.

Designation Property Management makes no guarantees as to the financial performance of your property or any tenant placed within it. The success of your investment depends on a variety of factors, including market conditions, property condition, tenant behavior, and your own financial readiness to absorb normal investment risks.

By signing below, I acknowledge the following:

I understand that owning rental real estate carries inherent risks, including but not limited to:

- Periods of vacancy and loss of rental income
- Tenant non-payment or late payment of rent
- Property damage caused by tenants or third parties
- Unexpected repairs, maintenance, or capital expenses
- Changes in market rental rates or local regulations
- Legal expenses related to lease enforcement or eviction

I acknowledge that Designation Property Management cannot guarantee the financial performance of the property, the behavior of tenants, or uninterrupted rental income.

I affirm that I have adequate financial resources to engage in rental property ownership and to cover expenses associated with vacancy, non-payment, or repairs. As a general guideline, I maintain a financial reserve equivalent to at least three months of rent per property under management.

I acknowledge that I have reviewed and understand the risks described in this disclosure and am proceeding with full awareness of these potential outcomes.

Portfolio Name: _____

Property Address(es): _____

Signature(s): _____

Date: _____