

Property Management Manager Readiness Program	
Career Opportunity	<ul style="list-style-type: none"> • This is a unique opportunity for graduates who complete Greystar's "Property Management Professional" program and want to continue their Greystar career in onsite property management, by preparing for a Community Manager position. • The Manager Readiness Program is an advanced program that prepares participants for the exciting role of Community Manager, where they are "business owners" operating a multi-million-dollar asset, responsible for all facets of property operations • Through hands-on experiences, our custom-designed educational programs, one-on-one mentoring with the "best" real estate operators, and a host of other learning and development events, program participants will build the knowledge, skills, and tools for a successful career in the rental housing industry.
Candidate Requirements	<ul style="list-style-type: none"> • Program participants must first successfully complete Greystar's 18-month "Property Management Professional Program," and be ready to be placed in an Assistant Community Manager position. • All program participants are required to apply for acceptance into this program, and meet the following criteria: <ul style="list-style-type: none"> • Completed Property Management Professional Program requirements, milestones and learning curriculum • Solid performance results in the Property Management Professional program • Ready to perform in an onsite Assistant Community Manager role • Endorsement from supervisor and Regional Property Manager
Program Components	<ul style="list-style-type: none"> • Participants complete a 12-18-month structured curriculum that includes on-the-job and hands-on application, internal educational programs and learning experiences, and assignments and activities designed to round out skills in financial management, team leadership, operations execution, client relationship management, and financial decision-making. • Candidates are assigned a personal Sponsor who will track and support the participant through each stage of this program, through final placement.
Growth Potential	<ul style="list-style-type: none"> • After successfully completing the Manager Readiness Program, participants will be placed in a Community Manager position at one of Greystar's managed communities. Participants will continue building their career in real estate operations through ongoing team member development programs and other learning experiences the Company provides to all team members. • Participants may advance their careers in property operations by pursuing opportunities as a Regional Property Manager, or also explore opportunities in non-site positions. Many of Greystar's senior and executive leaders started their careers in on-site positions and have progressed to senior leader roles within the Company.

Property Management Manager Readiness Program**Compensation**

- Program participants receive an annual base salary of \$50,000 guaranteed through the duration of the program. Participants can boost their total cash compensation by earning leasing and renewal bonuses, as well as sharing in property-specific bonus programs based on their individual and the property's performance.
- After completing the Manager Readiness Program and upon placement in the Community Manager position (whichever occurs first) the \$50,000 annual base salary guarantee will be discontinued, and participants are paid the approved salary and bonus opportunities based on the participant's assigned community.