



Form CRS Client Relationship Summary

January 4, 2024

Item 1 – Introduction: Is an investment advisory account right for you?

Weinberger Asset Management, Inc. is registered with the Securities and Exchange Commission as an investment adviser. Please be aware that brokerage and investment advisory services and fees differ and that it is important for you to understand the differences. Free and simple tools are available to research firms and financial professionals at Investor.gov/CRS, which also provides educational materials about broker-dealers, investment advisers, and investing.

Item 2 – What investment services and advice can you provide me?

We offer investment advisory services to retail investors. Our principal service is portfolio management. As such, we may recommend that clients use the services of one or more unaffiliated, independent third-party managers (“sub-advisers”) or programs for the management of a portion of your assets, including the use of one or more model portfolios developed by us or others. As part of our standard portfolio management service, we provide continuous and regular supervisory and/or management services with respect to your account(s). Our portfolio management services are offered on a *discretionary* basis. *Discretionary* authorization allows us to determine the specific securities, and the amount of securities, to be purchased or sold for your account without your approval prior to each transaction. You may impose restrictions in investing in certain securities or types of securities in accordance with your values or beliefs; however, we reserve the right to terminate our services with you if the restrictions prevent us from properly servicing your account, or if the restrictions would require us to deviate from our standard suite of services. We do not limit our advice to proprietary products, or a limited menu of products or types of investments. There is no minimum account size or investment amount required to open or maintain an account or establish a relationship with us.

For additional information, please refer to Items 4, 7, & 13 of our Form ADV Part 2A at the following link: <https://adviserinfo.sec.gov/firm/brochure/106176>.

Conversation Starters. Ask your financial professional—

- ❖ *Given my financial situation, should I choose an investment advisory service? Why or why not?*
- ❖ *How will you choose investments to recommend to me?*
- ❖ *What is your relevant experience, including your licenses, education and other qualifications? What do these qualifications mean?*

Item 3 – What fees will I pay?

We are primarily compensated by a percentage of assets under our management. Our fees vary depending on the services you receive. Our fees are negotiable depending upon the complexity and scope of the service, your financial situation, and your objectives. Portfolio management fees are based upon a percentage of your assets under our management and are payable each quarter in advance. The more assets there are in your advisory account, the more you will pay in fees. Therefore, we have an incentive to encourage you to increase the assets in your account. Typically, advisory fees charged by sub-advisers/programs are separate and in addition to our advisory fees. Sub-adviser fees are payable in accordance with the sub-adviser's agreement and may or may not be negotiable. Our compensation arrangements with sub-advisers may give us a financial incentive to recommend the services of a particular sub-adviser/program over another with whom we have more favorable compensation arrangements. Lower fees may be available from firms that do not utilize sub-advisers/programs.

Other Fees and Costs: The fees that you pay to our firm for investment advisory services are separate and distinct from the fees and expenses charged by investment companies (e.g., mutual funds, exchange traded funds, unit investment trusts, and variable annuities). These fees are described in each fund's prospectus. These fees will generally include a management fee and other fund expenses. You will also incur transaction charges and/or brokerage fees when purchasing or selling securities. These charges and fees are typically imposed by the broker-dealer or custodian that executes the trade. The broker-dealer or custodian may also charge your account for custodial fees, retirement account fees, trust fees, exchange fees, redemption fees that may be assessed on investment company shares, transfer fees, account termination fees, or other special service fees and charges. We do not share in any portion of these fees imposed by the broker-dealer or custodian. To fully understand the total cost you will incur, you should review all the fees charged by investment companies, broker-dealers, our firm, third parties, and others.

You will pay fees and costs whether you make or lose money on your investments. Fees and costs will reduce any amount of money you make on your investments over time. Please make sure you understand what fees and costs you are paying.

For additional information regarding fees and costs, please refer to Item 5 of Form ADV Part 2A at the following link: <https://adviserinfo.sec.gov/firm/brochure/106176>.

Conversation Starter. Ask your financial professional—

- ❖ *Help me understand how these fees and costs might affect my investments. If I give you \$10,000 to invest, how much will go to fees and costs, and how much will be invested for me?*

What are your legal obligations to me when acting as my investment adviser? How else does your firm make money and what conflicts of interest do you have?

When we act as your investment adviser, we have to act in your best interest and not put our interest ahead of yours. At the same time, the way we make money creates some conflicts with your interests. You should understand and ask us about these conflicts because they can affect the investment advice we provide you. Here are some examples to help you understand what this means:

All investment advisers face conflicts of interest which are inherent in the business. Our primary source of compensation is through asset-based fees. Therefore, we are incentivized to acquire new clients and to increase assets under management.

When we provide investment advice to you regarding your retirement plan account or individual retirement account, we are fiduciaries within the meaning of Title I of the Employee Retirement Income Security Act and/or the Internal Revenue Code, as applicable, which are laws governing retirement accounts. We have to act in your best interest and not put our interests ahead of yours. At the same time, the way we make money creates some conflicts with your interests.

Other conflicts of interest may result from business relationships we have with third parties. Lower fees may be available from other advisers who do not utilize sub-advisers or other third-party managers or programs.

Conversation Starter. Ask your financial professional—

- ❖ *How might your conflicts of interest affect me, and how will you address them?*

Please refer to our Form ADV Part 2A for further information on our conflicts of interest and how we address them at the following link: <https://adviserinfo.sec.gov/firm/brochure/106176>.

How do your financial professionals make money?

Our financial professionals receive salary-based compensation. Owners of the firm receive a distribution of profits. Therefore, our financial professionals have an incentive to encourage you to increase the assets in your account. Neither we nor our financial professionals accept any compensation for the sale of securities or other investment products, including asset-based sales charges or service fees from the sale of mutual funds.

Item 4 – Do you or your financial professionals have legal or disciplinary history?

No, our firm and financial professionals do not have legal or disciplinary history.

For a free, simple search tool to research us and our financial professionals please visit [Investor.gov/CRS](https://investor.gov/CRS).

Conversation Starter. Ask your financial professional—

- ❖ *As a financial professional, do you have any disciplinary history? For what type of conduct?*

Item 5 – Additional Information

For additional information about our advisory services, please refer to our Form ADV Part 2A brochure available at <https://adviserinfo.sec.gov/firm/brochure/106176>, and the individual Form ADV Part 2B brochure supplement(s) your representative provides. If you have any questions, need up-to-date information, and/or need a copy of this Client Relationship Summary, please contact us at (310) 442-8472.

Conversation Starters. Ask your financial professional—

- ❖ *Who is my primary contact person?*
- ❖ *Is he or she a representative of an investment adviser or a broker-dealer?*
- ❖ *Who can I talk to if I have concerns about how this person is treating me?*



Weinberger Asset Management

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SUMMARY OF MATERIAL CHANGES

On January 4, 2024, we updated Items 2 and 3 of our Form CRS Client Relationship Summary with important information regarding our use of independent third-party managers (“sub-advisers”) to manage a portion of clients’ assets. We no longer offer non-discretionary management services, so references to non-discretionary services have been removed.

Additionally, some or all of the assets in the client’s account(s) may be managed using one or more model portfolios developed by us or others. Typically, advisory fees charged by sub-advisers/programs are separate and in addition to our advisory fees and may or may not be negotiable. Our compensation arrangements with sub-advisers may give us a financial incentive to recommend the services of a particular sub-adviser/program over another with whom we have more favorable compensation arrangements. Lower fees may be available from firms that do not utilize sub-advisers/programs.