



premiere.

MANAGEMENT

@ppfolioTM
Property Manager

OFFERING CLIENTS 15+
YEARS OF EXPERIENCE AND
CUTTING EDGE, CLOUD BASED
MANAGEMENT TECHNOLOGY!



REAL ESTATE SERVICES PROGRAM

Property Management and Leasing

We are your Real Estate "Partner in Profitability"



SECURE OWNERS PORTAL

- On demand access
- Send and receive payments online
- Electronic document sharing
(reports, on-site inspections, 1099)

Alta Vista Properties Period: 01 Dec 2015-18 Dec 2015

50 Castilian Dr.
Goleta, CA 93117

Owner Statement

A.O.N. LLC
46 Daniel Street
San Diego, CA 30312

Properties
Sunshine Apartments -
1471 8th Ave
San Diego, CA 92101

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
Beginning Cash Balance as of 12/01/2015							400.00
Total					0.00	0.00	

Bills Due

Due Date	Payee	Description	Unpaid
08/01/2015	Mountain View Lawn Care	August 2015	150.00
09/01/2015	Mountain View Lawn Care	September 2015	150.00
10/01/2015	Mountain View Lawn Care	October 2015	150.00
11/01/2015	Mountain View Lawn Care	November 2015	150.00
12/01/2015	Mountain View Lawn Care	December 2015	150.00

Owner Contributions

Inspection Reports

Documents

1 Select2 Account Info3 Review

Property *

Amount *
\$
Max \$15,000.00

Method *

Continue

Cancel

RonCo PMCo
1 Street
Santa Barbara, CA 93101
(805) 999-9876

Powered by @ppfolio

Owner Statements

Owner Contributions

Inspection Reports

Documents

Issued Date	Address	Report Name
0/2015	50 De La Vina - Unit 1001, Santa Barbara, CA 93101	50 De La Vina - U 1001 Inspection
0/2015	50 De La Vina - Unit 1001, Santa Barbara, CA 93101	50 De La Vina - U 1001 Inspection
0/2015	50 De La Vina, Santa Barbara, CA 93101	50 De La Vina Exterior Inspection

RonCo PMCo
1 Street
Santa Barbara, CA 93101
(805) 999-9876

Powered by @ppfolio



SECURE OWNERS PORTAL

Easy-to-Read Statements

Property management company information

Owner information

Statement period

Complete description of each bill

Easily identify bills paid, associated with each property—no surprises.

Current balance

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
Beginning Cash Balance as of 12/01/2015							400.00
Total					0.00	0.00	

Due Date	Payee	Description	Unpaid
08/01/2015	Mountain View Lawn Care	August 2015	150.00
09/01/2015	Mountain View Lawn Care	September 2015	150.00
10/01/2015	Mountain View Lawn Care	October 2015	150.00
11/01/2015	Mountain View Lawn Care	November 2015	150.00
12/01/2015	Mountain View Lawn Care	December 2015	150.00
Total			750.00

Property Cash Summary	
Required Reserves	250.00
Prepaid Rent for Future Rent	0.00
Please Remit Balance Due	600.00



Average days vacant: 142 ?

i Your vacancy postings will use your user email and company (or portfolio) phone number by default. [Update vacancy contact info.](#)



3 Photos & Video

University Village - Quality Living for First and Second Year Students!

348 University Drive
San Diego, CA 92101

Beds: 2 Baths: 2 Sq. Ft.: 400

Market Rent: \$250.00

Available Now!

[Edit Campaign](#) | [Edit Unit Type](#)

Created On 08/01/2015

Our website	Posted	unpost
Internet ?	Not posted	post refresh

[Download Marketing Flyer](#)

[End Marketing Campaign](#)



7 Photos & Video

Olympic Park - Summer Move-In Special!

1007 5th Ave
San Diego, CA 92101

Beds: 1 Baths: 1 Sq. Ft.: 800

Market Rent: \$1,325.00

Available Now!

[Edit Campaign](#) | [Edit Unit Type](#)

Created On 12/04/2014

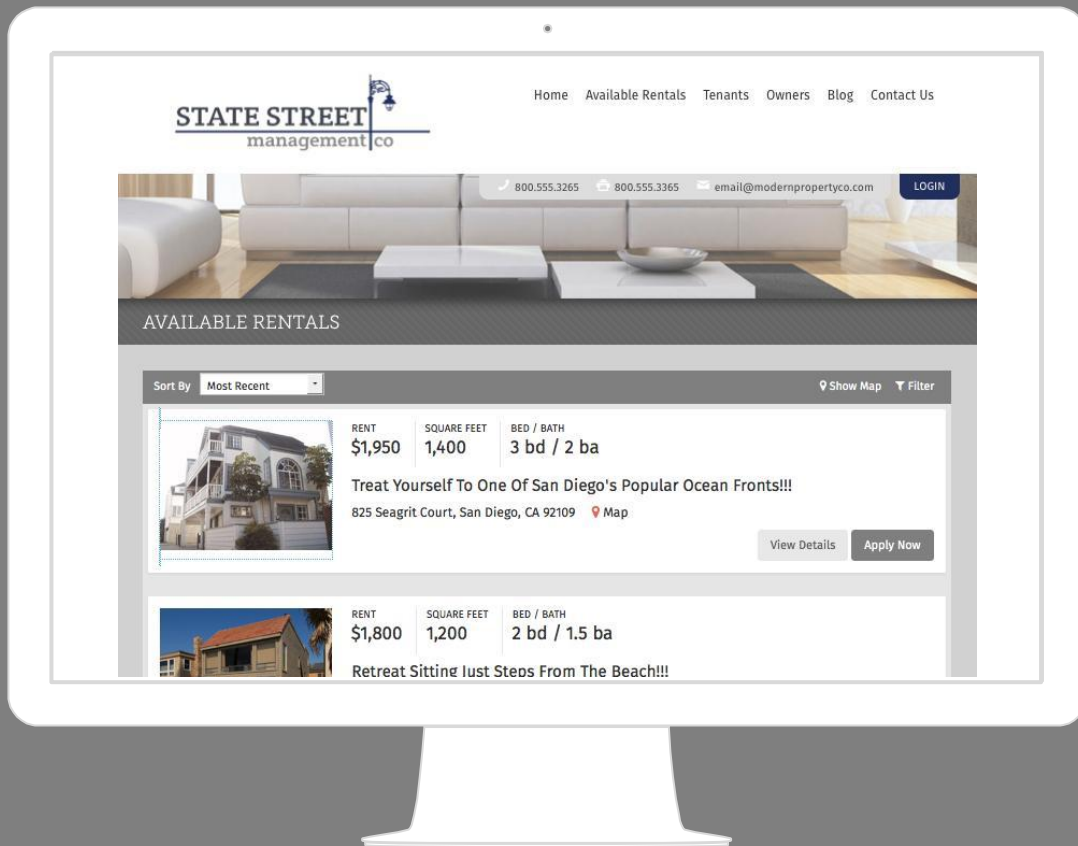
Our website	Posted	unpost
Internet ?	Not posted	post refresh

[Download Marketing Flyer](#)

[End Marketing Campaign](#)

- View available units
- Access guest cards and rental applications
- Improve effectiveness of marketing efforts
- Create campaigns for special or pre-leasing
- Capture the right resident at the right moment

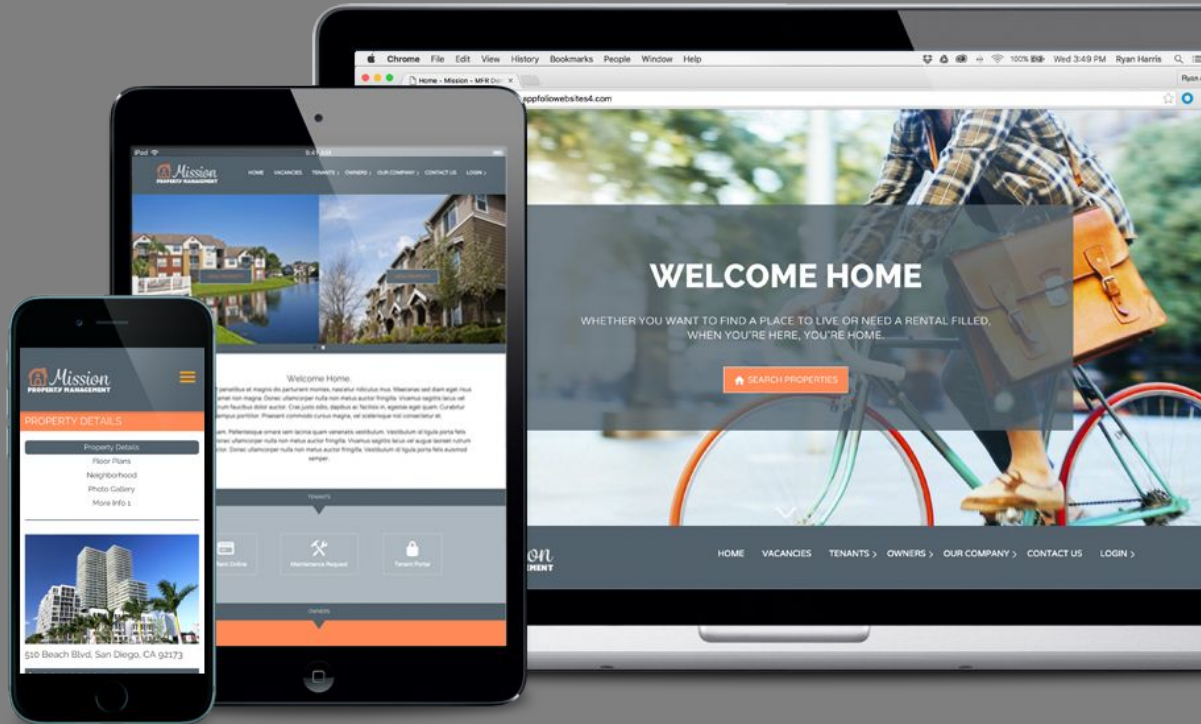
- Eye-catching ads ready to post
- A few clicks send ad to hundreds of rental listing sites
- Online application
- Easy screening process



ROBUST MARKETING

Professional Web Presence

- 100% integrated website
- Accept rent online
- Post and update vacancies
- Online maintenance requests
- Automatically create work orders



ROBUST MARKETING

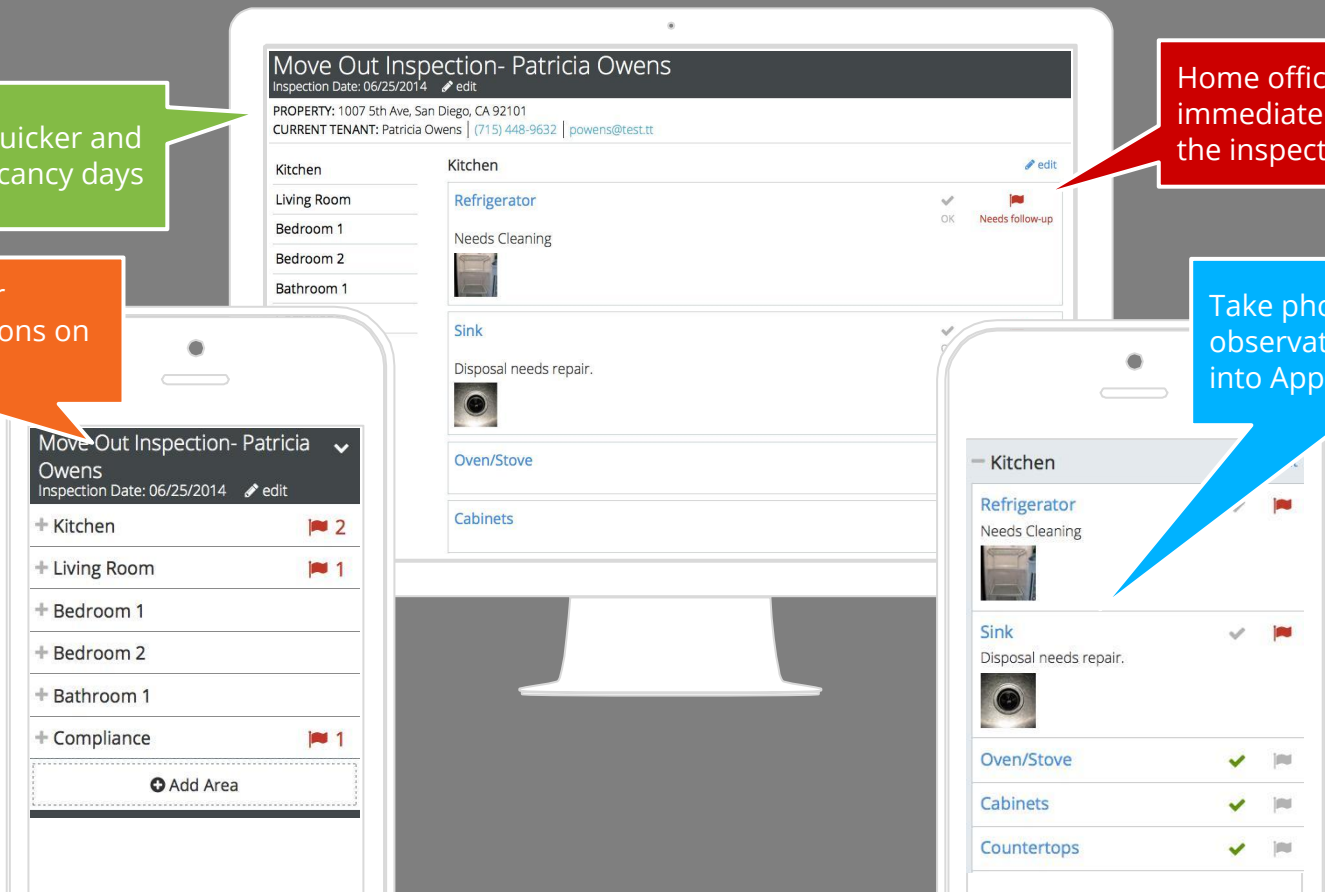
Inspections from Mobile Devices

Turn units quicker and decrease vacancy days

Conduct annual or move-out inspections on mobile devices

Home office can immediately view the inspection

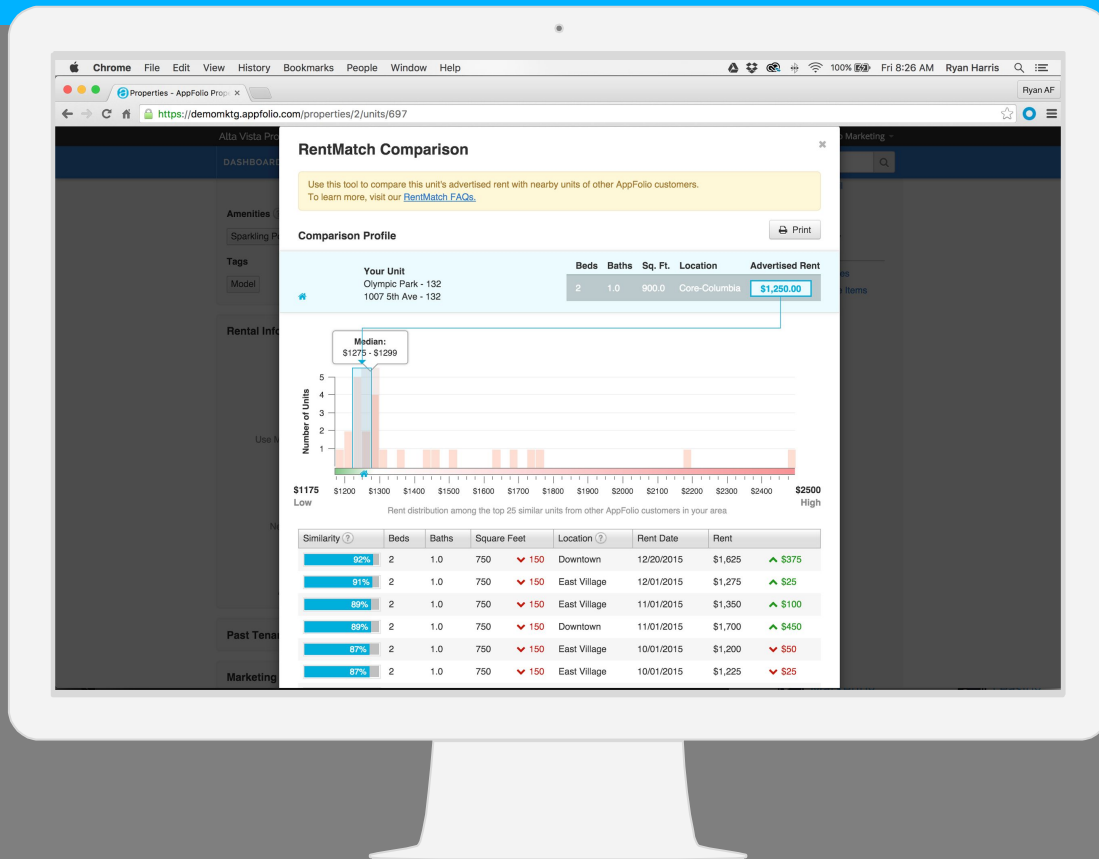
Take photos and "talk" observations directly into AppFolio



ROBUST MARKETING

Maximize Rental Rates

- Compare rental prices of similar units
- Keep properties competitive
- Maximize rental revenue



APPEAL TO THE MODERN RENTER | Mobility

1

Show the
Property

2

Apply Online
& Pay by CC

3

Screen
Instantly

4

Online
Lease Signing

5

Pay Rent
Online

“The online tenant portal is completely integrated with our accounting records and residents really appreciate the convenience and accessibility the online services provide them.”



APPEAL TO THE MODERN RENTER | Online Rental Applications

Rental Application

Lenzen, LLC
(805) 555-8585

Before you begin:

Please be prepared to pay the application fee as outlined in the property listing. In addition to this rental application, you will also be required to provide a copy of a valid form of identification and proof of income.

To complete this rental application, you must be prepared to provide 3 years of residential history as well as contact information for your rental references. You will also be asked to provide information on your monthly income, and please note that most properties require that applicant combined gross income is at least three (3) times the monthly rent amount.

Each resident over the age of 18 must submit a separate rental application.

Application fee: \$35.00

You are applying to rent:

1225 Caroline St NE
Atlanta, GA 30307

Desired Move-in

02/01/2014

Get Started

LENZEN APARTMENTS

Before you begin

- Your contact info
 - › Where you've lived
 - › Your housemates
 - › Personal information
 - › Your income
 - › Questions
 - › Review and confirm

Norton SECURITY
powered by VeriSign

- Mobile-friendly, customizable applications
- Capture interested residents info in real time
- Ease of applying is a benefit for your prospective residents
- Ease of processing information benefits property manager



APPEAL TO THE MODERN RENTER | Find the Best Residents

TENANT SCREENING REPORT

APPLICANT SUMMARY

APPLICANT INFORMATION

powered by  **TAYLOR APPFOLIO**

NAME: TAYLOR APPFOLIO
SSN: XXX-XX-6789 ✓ VERIFIED
DOB: 03/06/1982
CURRENT ADDRESS: 123 MAIN ST, CHICAGO IL, 60068
PREVIOUS ADDRESS:

CREDIT SUMMARY

620 FICO Score
The credit report includes 1 potentially negative item.

TRADER	ESTIMATED MONTHLY PAYMENT	DELINQUENCY HISTORY (9 YEAR)	COLLECTION ACCOUNTS
TOTAL 3	\$15	30+ DAYS 0	1
OPEN 1		60+ 0	COLLECTIONS BALANCE \$200
NEGATIVE 1	TOTAL PAID DUE AMOUNT \$200	90+ 0	COLLECTIONS BALANCE \$200

NEGATIVE TRADES SUMMARY (1)

CREATOR	TYPE	LAST UPDATED	STATUS	HIGH BALANCE	PAID DUE AMOUNT	CURRENT BALANCE
COLLECTIONS SERVICE	Collection Account	01/22/2015	In Collections	\$200	\$200	\$200

RENT PAYMENT SUMMARY

 No potentially negative items reported.

TOTAL PROPERTIES 0

TOTAL NEGATIVE ITEMS 0

NEGATIVE TRADES SUMMARY (0)

CREATOR	DATE	STATUS
No potentially negative items.		

EVICTON HISTORY

 0 No events reported. ✓ The evictions scan returned no records for this applicant.

CRIMINAL HISTORY

 2 2 events reported.

DATE	OFFENSE
10/15/2010	DUI
05/20/2011	POSSESSION OF A CONTROLLED SUBSTANCE

REPORT DETAILS

INFORMATION REPORTED BY EXPERIAN

701 Experian Parkway
P.O. Box 2002
Allen, TX 75013

Phone: 1-888-307-3742

<http://www.experian.com/scoreaccess>

APPLICANT	TAYLOR APPFOLIO
DOB	03/06/1982
CURRENT ADDRESS	123 MAIN ST, CHICAGO IL, 60068
PREVIOUS ADDRESS	
PREVIOUS ADDRESS	
EMPLOYER	WALMART, INC

FRAUD SEARCH

SSN Match OK

CREDIT SCORE FACTORS

Provided by Experian

CONTRIBUTING FACTOR 1	Serious delinquency and public record or collection filed
CONTRIBUTING FACTOR 2	Time since delinquency is too recent or unknown
CONTRIBUTING FACTOR 3	Proportion of loan balances to loan amounts is too high
CONTRIBUTING FACTOR 4	Length of time accounts have been established

EVICTON AND CRIMINAL DATA SOURCES

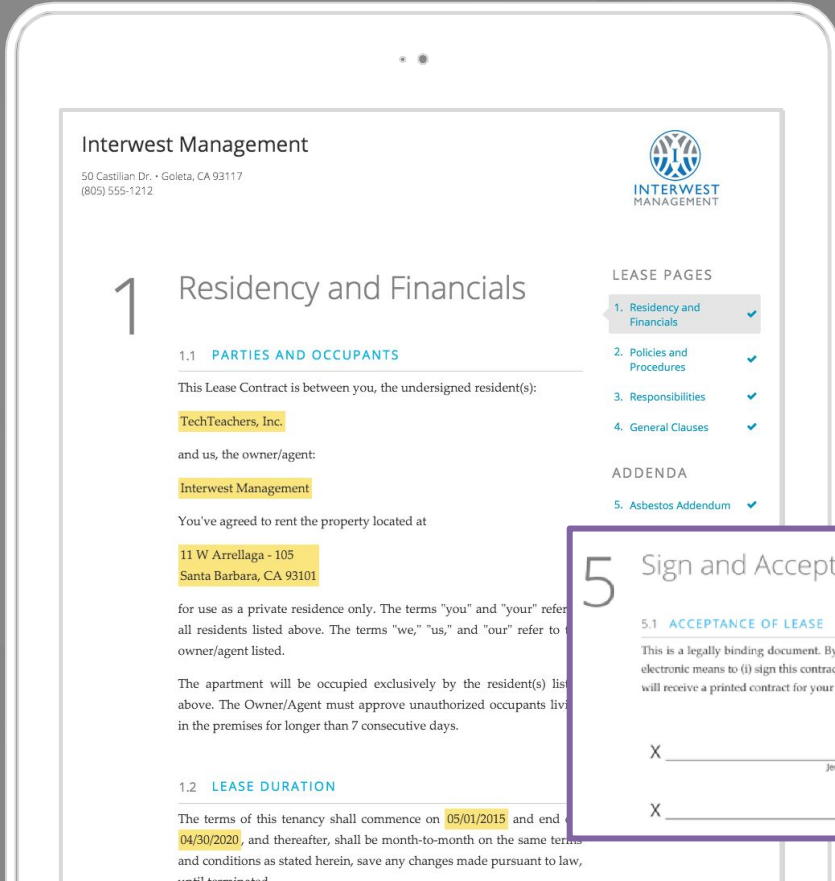
Our nationwide criminal and eviction scans are pulled from hundreds of national, state and county courts across the U.S., including OFAC and Sex Offender Databases.

Please note that reporting of criminal and unlawful detainer records is based upon limited identification information and varies according to restrictions placed on reporting by the different court jurisdictions. While AppFolio has applied industry best practices in the attempt to accurately match and report the information, we

- On-the-spot applicant screening
- Results within seconds
- View applicant's rent payment history from RentBureau



APPEAL TO THE MODERN RENTER | Sign the Lease Online



- Mobile-friendly and customizable
- Allow residents to sign electronically
- Automatically pulls in data from online application



APPEAL TO THE MODERN RENTER | Online Payments

- Accept **Application Fees**
Online by Credit Card (\$5 fee)
- Three Ways to Offer Tenants to **Pay Rent** Electronically
- Automatic **Accounting**
- **Fast & Secure** Access to Funds

No Cost to YOU!

CUT TIME SPENT
ON RENT WEEK BY

50%

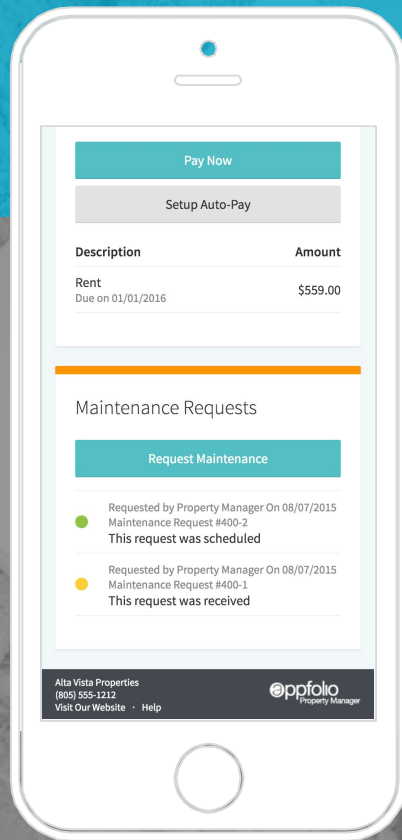
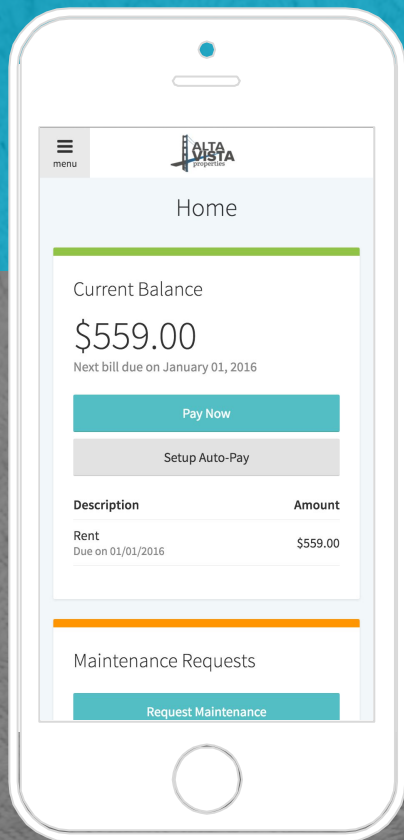
“We have quickly grasped AppFolio and love online applications and all of online rental payment options. The time savings is just amazing.”

*Bryan Hanes, Hanes Property Management
Westlake Village, CA*



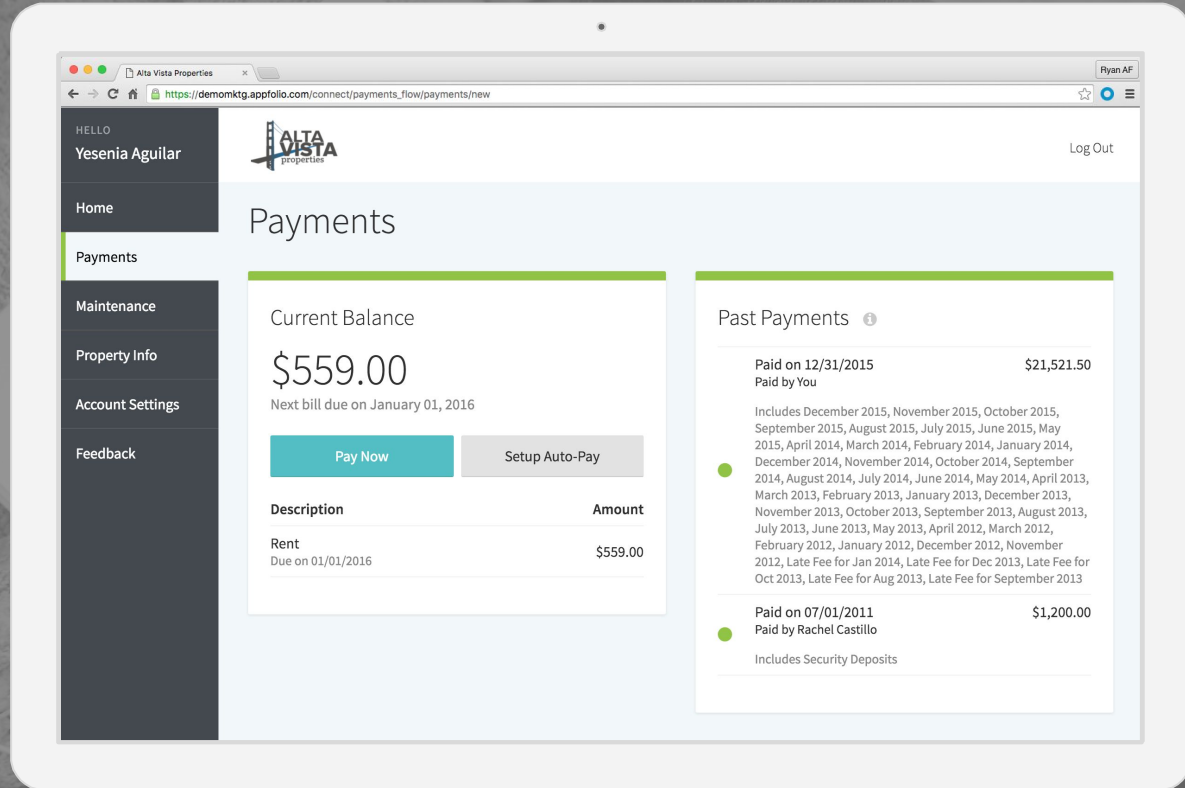
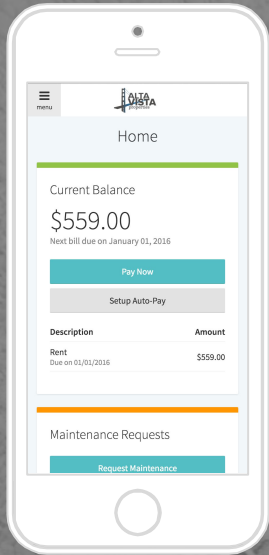
MOBILE RESIDENT PORTAL

- Login from any device
- **Pay rent** on the go
- Submit **maintenance requests**
- Accounting updated automatically!
- Sleek design

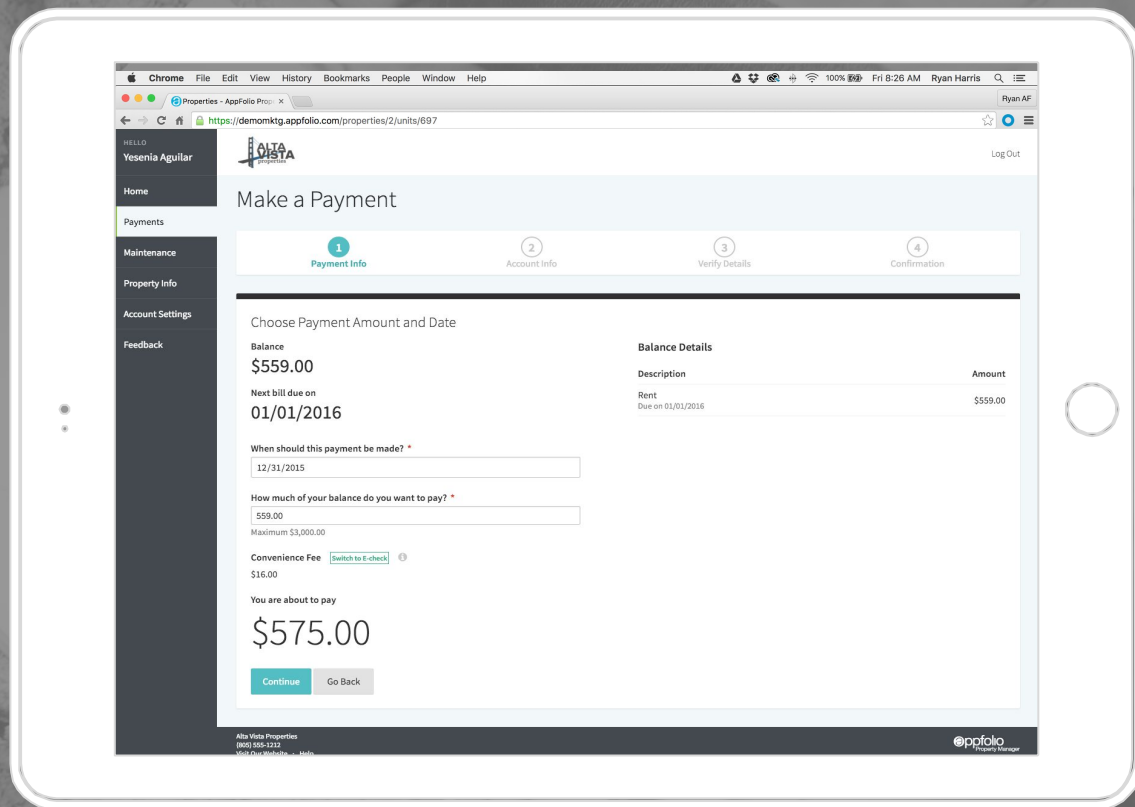


MOBILE RESIDENT PORTAL

Payments Platform



- **eCheck**
Free
- **Credit Card**
Simple Flat & Fixed
Convenience Fee





Echo Properties, LLC
89 Hillside Drive • Suite 2400 • San Diego, CA 92117 • (619) 237-4122

Pay RENT with Cash at



Pague su alquiler en efectivo en

Total Security.

Total Convenience.

- ✓ Pay instantly... **AVOID LATE FEES!**
- ✓ Pay rent with cash at any 7-Eleven, any time
- ✓ No more money orders
- ✓ Keep your receipt for proof of payment

Seguridad Total.

Comodidad Total.

- ✓ Pague inmediatamente.... ¡Evite cargos por pagos atrasados!
- ✓ Pague el alquiler en efectivo en cualquier 7-Eleven, en cualquier momento
- ✓ No más giros bancarios
- ✓ Guarde su recibo como prueba de pago

Take this PaySlip to any 7-Eleven and tell the clerk to follow the instructions below.

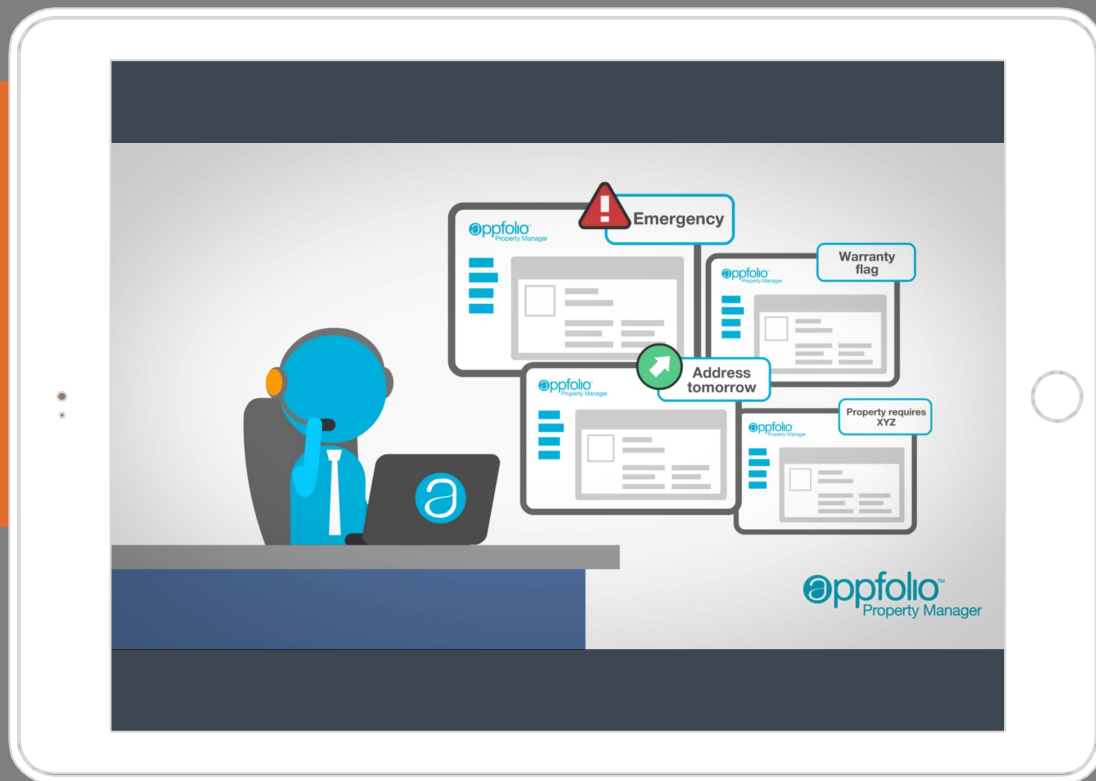
A \$3.99 processing fee applies, \$1,500 maximum per transaction

Lleve esta boleta de pago a cualquier 7-Eleven y dígame al cajero que siga las instrucciones de abajo.
Se aplicará una cuota de \$3.99 por procesamiento, máxima \$1,500 por transacción.

		LOAD LIKE A GIFT CARD		7-Eleven Clerk Instructions*: <ol style="list-style-type: none">1. Ask customer what amount to pay2. Press [LOAD] Button on POS3. Scan barcode4. Get payment from customer5. Return PaySlip and provide receipt
Michael Brown 1669 Danjur Street - 104 San Diego, CA 92129				* For help call (800) 714-0004, 24/7



- 24/7 access
- Professionally trained AppFolio agents
- Fast response, no matter the level of emergency



Alta Vista Properties

26 What's New Help & Training Demo Marketing

DASHBOARD LEASING PROPERTIES PEOPLE ACCOUNTING MAINTENANCE REPORTING

Search

Reports Letters

Send Owner Packets

Enter dates and any other information, then click Search.

From Date: 01/01/2016

From the last time the packet was created

To Date: 01/04/2016

Only Owners with an Owner Payment in the date range

Owner: Jordan Diaz

Properties: Search by property, group, or portfolio

Show Active Properties

Included Reports: Based on the Owner Packet settings for each owner

Accounting Reports

- Balance Sheet
- Cash Flow
- Cash Flow (Consolidated)
- Cash Flow - 12 Month
- Cash Flow Detail
- Expense Distribution

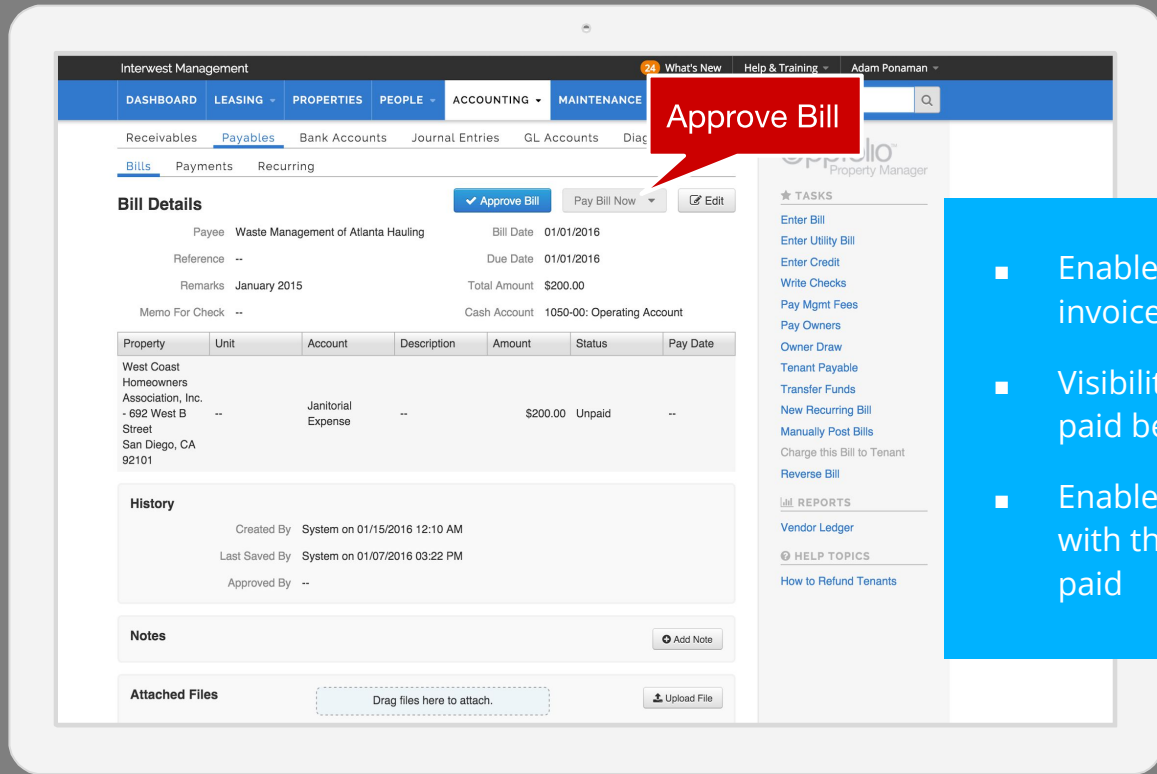
Search

Help & Training | Make a Suggestion

PropertyManager.com

- Robust reporting
- Can save and customize reports based on owner preference
- Easily upload to monthly owner packet





- Enable additional control over invoice processing
- Visibility to what is going to be paid before it is
- Enable the ability to be satisfied with the job before a vendor is paid

OPERATE EFFICIENTLY

Maintenance Requests & Online Work Orders

INTERWEST MANAGEMENT
Interwest Management
50 Castilian Dr.
Corteza, CA 93117
Phone - (805) 555-1212
Fax - (805) 555-1213

To:
Top Notch Plumbing
P.O. Box 2563
Forest Park, CA 90652
Office - (720) 436-7819
Office - (805) 478-9632

Work Order # 347
Status Completed
Created On 12/01/2014
Estimate Requested On 12/02/2014
Estimated On 12/03/2014
Scheduled On 12/03/2014
Completed On 12/05/2014
Tenant(s) Notified Yes
Permission to Enter Yes
Job Site Toulon Court
809 Toulon Court
San Diego, CA 92109
Pet(s) Black Lab
Note: property built before 1978.

Tenant(s)
Evan McCormick Mobile - (806) 589-1444 evan.mccormick@gmail.com
Office - (806) 969-3347

Description
Sink the the master bathroom has no pressure. Please help!

Vendor Instructions
Please inspect, assess, and fix all problems with the toilet in the back restroom

Special Instructions
For landscaping, owner request we use Mountain View Lawn Care
Warranty Policy #: 00177890
Warranty Co Phone #: (800) 990-2230
Insurance Policy #: 7712134
Insurance Co Phone #: (800) 760-1110

Details

Account	Statement Description	Amount
6450-00: Plumbing	Repaired sink valve	150.00
Total:		150.00

Resolve issues
faster

Easy
communication
with vendors

Seamless tracking of
maintenance flow

