

Owner Statements Are Easy To Read



Easy-to-read owner statements will be posted to the secure Owners Portal.

You'll have on-demand access to all of your monthly and year-end tax statements from anywhere. You can also have your monthly proceeds directly deposited to the bank account of your choice preventing mail delays or lost checks - you'll get your payments faster!

Property management company information

Your Property Management Company
50 Castilian Dr.
Goleta, CA 93117

Owner information

Raymond Thompson
896 Sofitel Drive
San Diego, CA 92109

Properties
Bayside Court - 3960
Bayside Court
San Diego, CA 92109

Statement period

Period: 01 Dec 2013-31 Dec 2013

Owner Statement

Complete description of each bill

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
Beginning Cash Balance as of 12/01/2013							400.00
12/02/2013	William Thompson	Receipt		Rent - Rent	3,000.00		3,400.00
12/04/2013	Interwest Management	Check	92	Management Fees - Management Fees for 12/ 2013		240.00	3,160.00
12/10/2013	Mountain View Lawn Care	Check	93	Gardening		114.71	3,045.29
12/15/2013	PECO Gas Co.	Check	98	Gas		135.96	2,909.33
12/20/2013	Raymond Thompson	Check	109	Owner Distribution		2,509.33	400.00
Ending Cash Balance							400.00
Total					3,000.00	3,000.00	

Easily identify bills paid and associated with each property - no surprises.

Property Cash Summary

Required Reserves	Current balance	400.00
Prepaid Rent for Future Rent		0.00

Owner Statement

Robust Marketing







We can efficiently market your properties and fill vacancies faster using AppFolio's leasing dashboard, vacancy postings, and website integration.

Leasing Dashboard

- > Our team can quickly view information on available and soon-to-be available units and track the progress.
- > All of the information is at our fingertips including guest cards and access to rental applications submitted. This makes it easy to track and improve on the effectiveness of our marketing efforts.

Average days vacant: 10 ?

 <p>7 Photos & Video</p>	<p>Olympic Park - Sedona</p> <p>1007 5th Ave San Diego, CA 92101 Beds: 2 Baths: 1 Sq Ft: 900</p> <p>Market Rent: \$1,400.00 Available Now!</p>	<p>Vacant For 30 days</p> <table> <tr> <td>Our website</td> <td>Not posted</td> <td>post</td> </tr> <tr> <td>Internet ?</td> <td>Not posted</td> <td>post</td> </tr> </table> <p>Post Vacancy Manually Remove from Vacancies List</p>	Our website	Not posted	post	Internet ?	Not posted	post
Our website	Not posted	post						
Internet ?	Not posted	post						
 <p>6 Photos & Video</p>	<p>Olympic Park - Tucson</p> <p>1007 5th Ave San Diego, CA 92101 Beds: 3 Baths: 1 Sq Ft: 900</p> <p>Market Rent: \$1,600.00 Available Now!</p>	<p>Vacant For 11 days</p> <table> <tr> <td>Our website</td> <td>Not posted</td> <td>post</td> </tr> <tr> <td>Internet ?</td> <td>Not posted</td> <td>post</td> </tr> </table> <p>Post Vacancy Manually Remove from Vacancies List</p>	Our website	Not posted	post	Internet ?	Not posted	post
Our website	Not posted	post						
Internet ?	Not posted	post						
 <p>7 Photos & Video</p>	<p>Olympic Park - Mesa</p> <p>1007 5th Ave San Diego, CA 92101 Beds: 1 Baths: 1 Sq Ft: 800</p> <p>Market Rent: \$1,175.00 Available Now!</p>	<p>Vacant For 4 days</p> <table> <tr> <td>Our website</td> <td>Not posted</td> <td>post</td> </tr> <tr> <td>Internet ?</td> <td>Not posted</td> <td>post</td> </tr> </table> <p>Post Vacancy Manually Remove from Vacancies List</p>	Our website	Not posted	post	Internet ?	Not posted	post
Our website	Not posted	post						
Internet ?	Not posted	post						
 <p>7 Photos & Video</p>	<p>Olympic Park - Sante Fe</p> <p>1007 5th Ave San Diego, CA 92101 Beds: 1 Baths: 1 Sq Ft: 800</p> <p>Market Rent: \$1,325.00 Available On: 01/01/2014</p>	<p>Vacant For 3 days</p> <table> <tr> <td>Our website</td> <td>Posted</td> <td>unpost</td> </tr> <tr> <td>Internet ?</td> <td>Not posted</td> <td>post</td> </tr> </table> <p>Post Vacancy Manually Remove from Vacancies List</p>	Our website	Posted	unpost	Internet ?	Not posted	post
Our website	Posted	unpost						
Internet ?	Not posted	post						

Vacancy Dashboard

Vacancies Are Filled Quickly

We will post eye-catching vacancy advertisements quickly to our website and hundreds of rental listing sites on the internet. Prospective residents can fill out an online application through our postings, our team completes the screening process and fills the unit quickly. The modern renter expects the ability to view property details online and to quickly apply to rent and we offer it!



2
BEDS

1
BATHS

\$1,250
RENT / MONTH

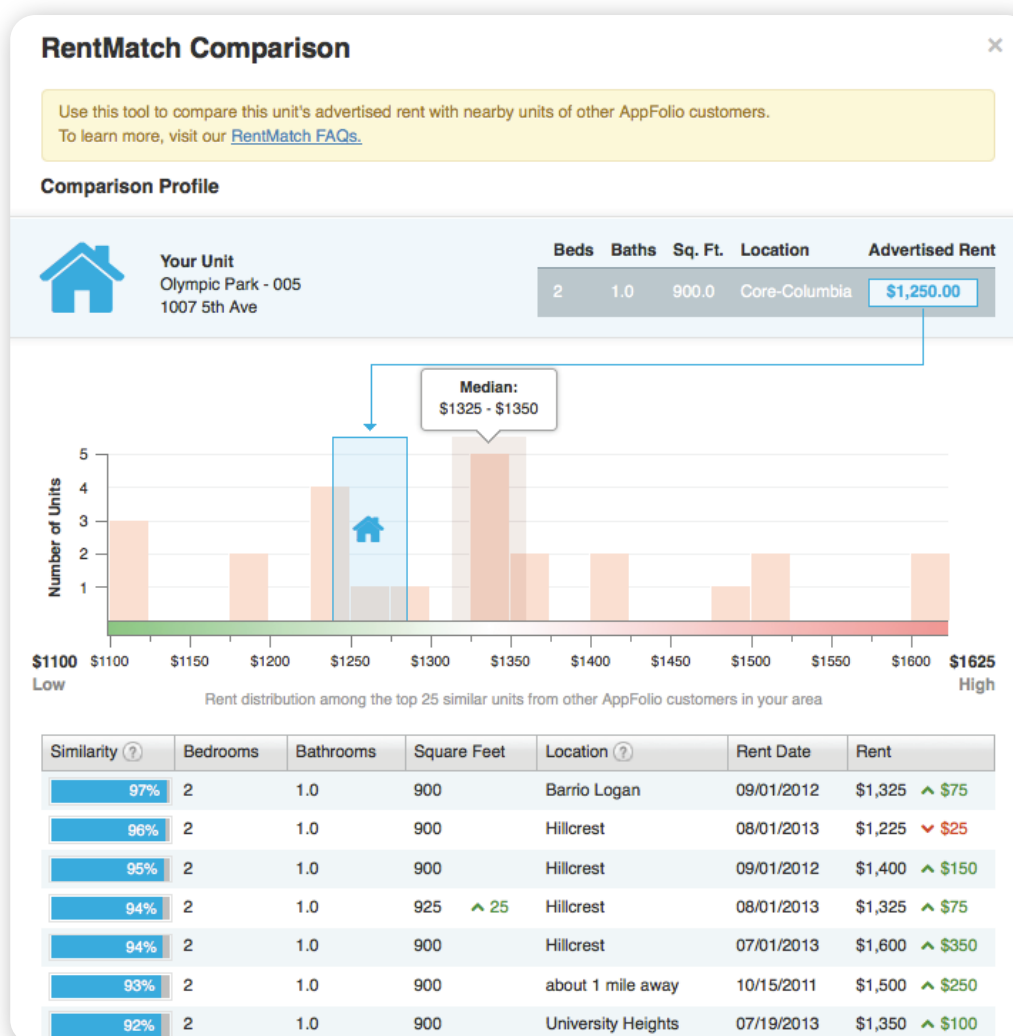
Vacancy Ad

Professional Web Presence

Our beautiful website is 100% integrated, so that we can seamlessly accept rent online, post and update vacancies with a few clicks, and accept online maintenance requests that automatically create work orders. With the ability to immediately post new vacancies to our SEO optimized website, we can help prospective renters easily find our listings and ultimately fill vacancies faster.

We Maximize Rental Rates

AppFolio's built-in rent comparison tool allows us to compare rental prices of similar units in the same geographic location. With this information we can ensure our properties are competitive and we are maximizing rental revenue.



RentMatch Comparison

Appealing To The Modern (Mobile) Renter

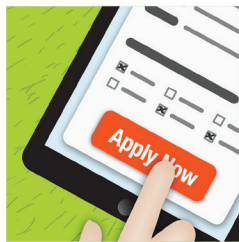


With AppFolio, our team provides a seamless online leasing experience for prospective renters. The prospective renter submits an online application, we run a background screen, then we sign the lease -- all electronically!

Making this process easy and simple for the modern renter and our team means we can rent properties more efficiently and faster, every time.



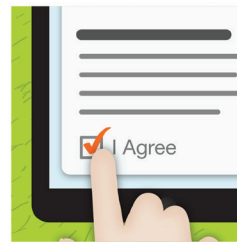
Show The
Property



Apply
Online



Screen
Instantly



Sign Lease
Online



Give
Keys

Online Rental Applications

Prospective residents can fill out guest cards and apply online giving us the ability to capture their information in real time and approve these residents even faster. The online application is even mobile friendly!

Rental Application

Real Property Management

☎ (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

Before you begin

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



You are applying to rent:

1225 Caroline St NE
Atlanta, GA 30307

Desired Move-in

02/01/2014



[Get Started](#)

Rental Application

Finding The Best Residents


Resident Screening is centralized in AppFolio. Applicants can easily be screened on the spot while at the property showing and the results are returned within seconds rather than hours. This easy-to-read Screening Report paired with rent payment history from Experian RentBureau allows us the unique opportunity to choose the most qualified resident for your property while they are still interested.

7/8/13

JOHN DOE - Tenant Screening Report

REPORT DATE: 07/07/2013

TENANT SCREENING REPORT

powered by: 

APPLICANT SUMMARY

APPLICANT INFORMATION

NAME

SSN

DOB

CURRENT ADDRESS

PREVIOUS ADDRESS

JOHN DOE

XXX-XX-6789

05/17/1961

1951 MADISON ST, LARAMIE, WY 82070-6001

1016 MILL ST, LARAMIE, WY 82072-1848

VERIFIED

CREDIT SUMMARY

FICO Score

The credit report includes 3 potentially negative items.

535

TRADES

ESTIMATED MONTHLY PAYMENT

DELINQUENCY HISTORY (2 YEAR)

COLLECTION ACCOUNTS

TOTAL

OPEN

NEGATIVE

15

0

3

\$406

TOTAL PAST DUE AMOUNT

\$880

30+ DAYS

60+

90+

10

10

5

0

COLLECTIONS BALANCE

\$0

NEGATIVE TRADES SUMMARY (3)

CREDITOR

TYPE

LAST UPDATED

STATUS

HIGH BALANCE

PAST DUE AMOUNT

CURRENT BALANCE

BANK OF AMERICA

Revolving

01/12/2013

Past Due

\$3,173

\$468

\$3,173

BANK OF AMERICA

Revolving

01/27/2013

Past Due

\$2,706

\$289

\$2,706

CHASE

Revolving

02/04/2013

Past Due


\$8,200

\$123

\$1,789

Showing 3 of 3

RENT PAYMENT SUMMARY

 4

The RentBureau report includes 4 potentially negative items.

TOTAL PROPERTIES

PAYMENT HISTORY (2 YEAR)

TOTAL AMOUNT OUTSTANDING

4

On-time

Delinquent

Write-offs

14

2

2

\$3,700

NEGATIVE TRADES SUMMARY (4)

CREDITOR

Apartment Company

Compliant Homes of Tomorrow

Collection Agency Name

Collection Agency Name

RENT PAYMENT HISTORY

Provided by Experian RentBureau

PROPERTY

STATUS

STATUS DATE

MOVE IN

MOVE OUT

RENT AMOUNT / ORIGINAL AMOUNT

TOTAL OUTSTANDING

PAYMENTS (2 YEAR)

1

Apartment Company Alexandria, VA

Write-Off

03/27/2007

02/01/2013

\$1,000

\$500

On-time

Delinquent

Write-offs

3

1

1

24 MONTH PAYMENT HISTORY

2012

JUL

JUN

MAY

APR

MAR

WO

✓

✓

D

✓

2

Compliant Homes of Tomorrow Orlando, FL

Write-Off

03/27/2007

LEFT EARLY, MONEY OWED

02/01/2012

\$1,100

\$1,100

On-time

Delinquent

Write-offs

11

1

1

24 MONTH PAYMENT HISTORY

2012 2011

JAN

DEC

NOV

OCT

SEP

AUG

JUL

JUN

MAY

APR

MAR

FEB

JAN

WO

✓

✓

✓

✓

✓

✓

✓

D


✓

✓

✓

✓

EVICTION HISTORY

 2

2 evictions reported


CRIMINAL HISTORY

Tenant Screening Report

Sign The Lease Online

The lease automatically pulls in data from the renters online application saving time and reducing the requirement for manual data entry. The lease can be finalized by signing electronically and is automatically stored in our system and the Tenant Portal so the resident can print a copy at any time. This is the most advanced and modern approach to lease signing and we're proud to offer it!

Real Property Management
1122 Awesome Street
Your City, ST 98765
800-555-1212



1

Residency and Financials

1.1 PARTIES AND OCCUPANTS

This Lease Contract is between you, the undersigned resident(s):

Jennifer Robinson, Amy Love

and us, the property management company:

Real Property Management

You've agreed to rent the property located at

5012 Luckman Way
Elk Grove, CA 95757

for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner/agent listed.

The apartment will be occupied exclusively by the resident(s) listed above. The Owner/Agent must approve unauthorized occupants living in the premises for longer than 7 consecutive days.

1.2 LEASE

The terms of this lease and the terms of the lease agreement and addenda shall be the same as set forth herein, save as otherwise provided herein.

1.3 RENT

You shall pay the monthly rent amount of \$1,200.00 per month.

Every month on the 1st day of the month, you shall pay the rent to the property management company.

LEASE AGREEMENT

1. Residency and Financials

2. Policies and Procedures

3. Responsibilities

4. General Clauses

ACCEPTANCE

Sign and Accept

5

Sign and Accept

5.1 ACCEPTANCE OF LEASE

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda. You will receive a printed contract for your records.

X _____
Jennifer Robinson

X _____
Amy Love

LEASE AGREEMENT

1. Residency and Financials

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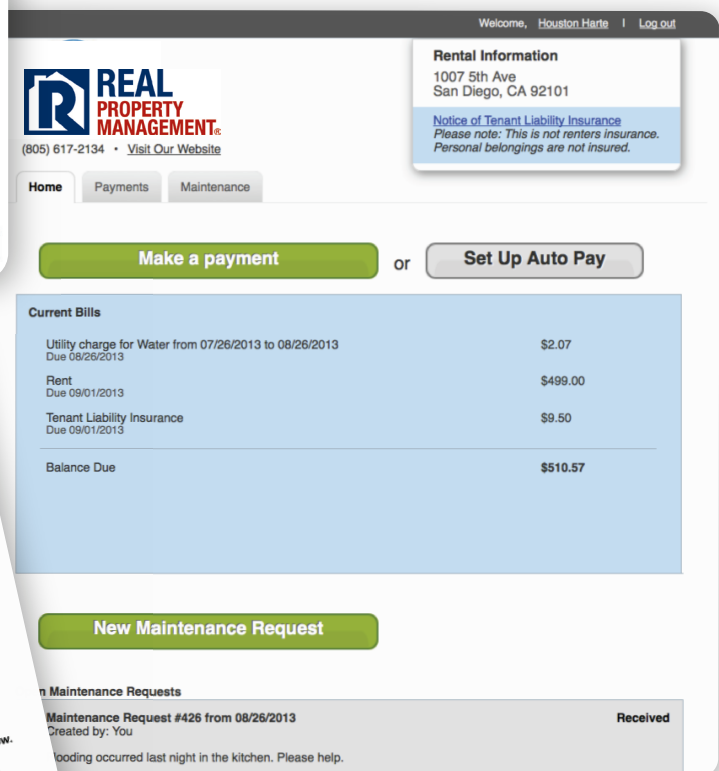
ACCEPTANCE

Sign and Accept

Online Lease Agreement

Online Rent Payments

We offer the option for residents to conveniently pay their rent online 24/7 instead of mailing checks. They can pay once, establish a recurring payment, or make a last minute payment. With a variety of online payment options including E-Check, Credit Card, and Electronic Cash Payments, funds are deposited faster and more securely. The online tenant portal is completely integrated with our accounting records and residents really appreciate the convenience and accessibility the online services provide them. Our team is so much more efficient without the need to shuffle checks and drive to the bank.



Online Rent Payments

Our Team Is Extremely Efficient



Maintenance Requests and Online Work Orders

Residents can easily submit maintenance requests online and we can create electronic work orders, then communicate electronically with our vendors. All of this is tracked seamlessly in AppFolio and we can access information from any mobile device. This means we resolve property maintenance issues faster and keep residents even happier!



1007 5th Avenue
San Diego, CA 92101
Phone - (805) 617-2134

To:
Top Notch Plumbing
P.O. Box 2563
Forest Park, CA 30298
Office - (720) 436-7819

Work Order #	156
Status	Completed
Created On	10/18/2013
Estimate Requested On	10/18/2013
Estimated On	10/21/2013
Scheduled On	10/22/2013
Completed On	10/22/2013
Tenant(s) Notified	Yes
Permission to Enter	Yes
Job Site	Olympic Park - 003 1007 5th Ave San Diego, CA 92101
Maintenance Limit	\$500.00

Tenant(s)

Name Erik Sandoval
Phone Phone - (555) 969-7823
Numbers

Description

I am having some serious issues with our plumbing. There is no pressure in our kitchen or hallway bathroom. Please help. - Erik Sand

Vendor Instructions

Please contact tenant and schedule a time to complete the following: Contact Jonathan Hart once completed.
- Water pressure in kitchen
- Water pressure in hallway bathroom

Details

Account	Statement Description	Amount
6450-00: Plumbing	Fixed pressure issue	125.00
Total:		125.00

Created By: Customer Service
Authorized By: _____
Signed By: _____
Dated By: _____
Invoice #: 0001542

Technician's Notes:

Online Work Order

Asset Protection



Tenant Liability Insurance

We require residents to carry insurance in case of damage to the property. This saves claims on your property insurance or covers the deductible in more serious incidents. Knowing all of the units are covered also avoids the time and hassle of trying to collect from tenants who just don't have the funds to pay for the damage.


AppFolio Insurance Services

☐ Covered on move-in

Tenant Provided Insurance

Policy info

Policy expiration date

AppFolio Insurance Services

Status

Not Enrolled

Enrolled

Not Enrolled

Cancel

Save