appfolio™
Property Manager

Owner Kit

Grow With AppFolio

ONLINE OWNER PORTAL

Easy-to-read owner statements can be posted to the secure Owner Portal. You'll have on-demand access to monthly statements, year-end tax statements, important documents and shared inspection reports from anywhere. You can make secure, online contributions to the property of your choice via ACH or credit card in a few clicks, preventing mail delays or lost checks.

Property management company information

Owner information

Statement period

Complete description of each bill

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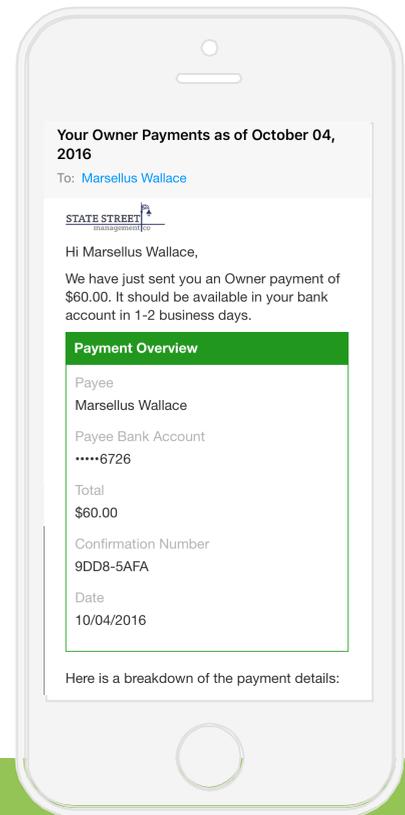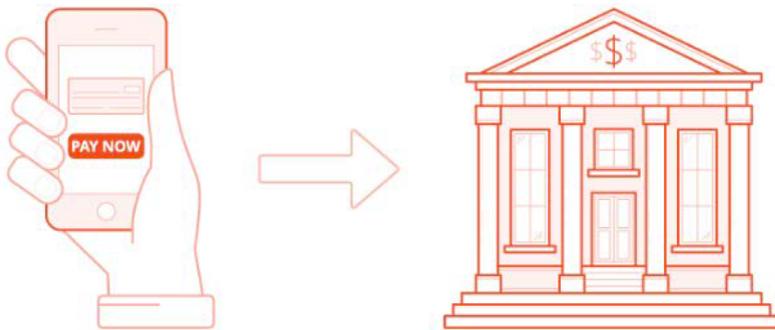
Current balance

Owner Statement Report

Alta Vista Properties

50 Castilian Dr.
Goleta, CA 93117

Period: 01 Dec 2015-18 Dec 2015

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
Total			750.00

Property Cash Summary

Required Reserves	250.00
Prepaid Rent for Future Rent	0.00
Please Remit Balance Due	**600.00**

EASY eCHECK PAYMENTS TO OWNERS

We have the ability to quickly and conveniently pay our owners and vendors via eCheck. This method of payment is highly secure, and arrives next business day to ensure timely and seamless payments.

Your Owner Payments as of October 04, 2016

To: Marsellus Wallace

STATE STREET
management co

Hi Marsellus Wallace,

We have just sent you an Owner payment of $60.00. It should be available in your bank account in 1-2 business days.

Payment Overview

Payee
Marsellus Wallace

Payee Bank Account
•••••6726

Total
$60.00

Confirmation Number
9DD8-5AFA

Date
10/04/2016

Here is a breakdown of the payment details:

ROBUST MARKETING

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

Leasing Dashboard

All of the information is at our fingertips including leads and submitted rental applications.

- 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

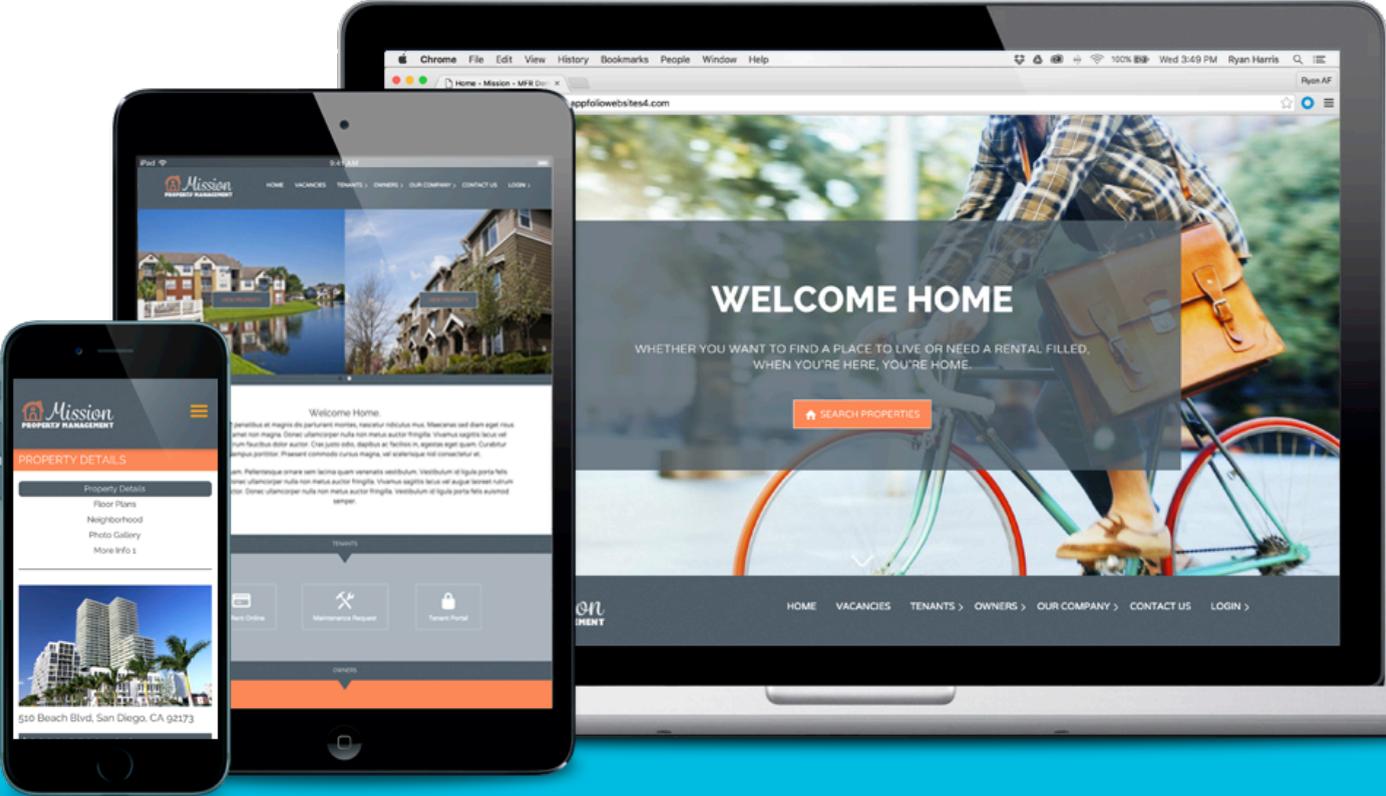# ROBUST MARKETING

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 renters can fill out online applications through our postings, then our team completes the screening process and fills the unit quickly. The modern renter expects to view property details online and quickly apply to rent and we offer it.
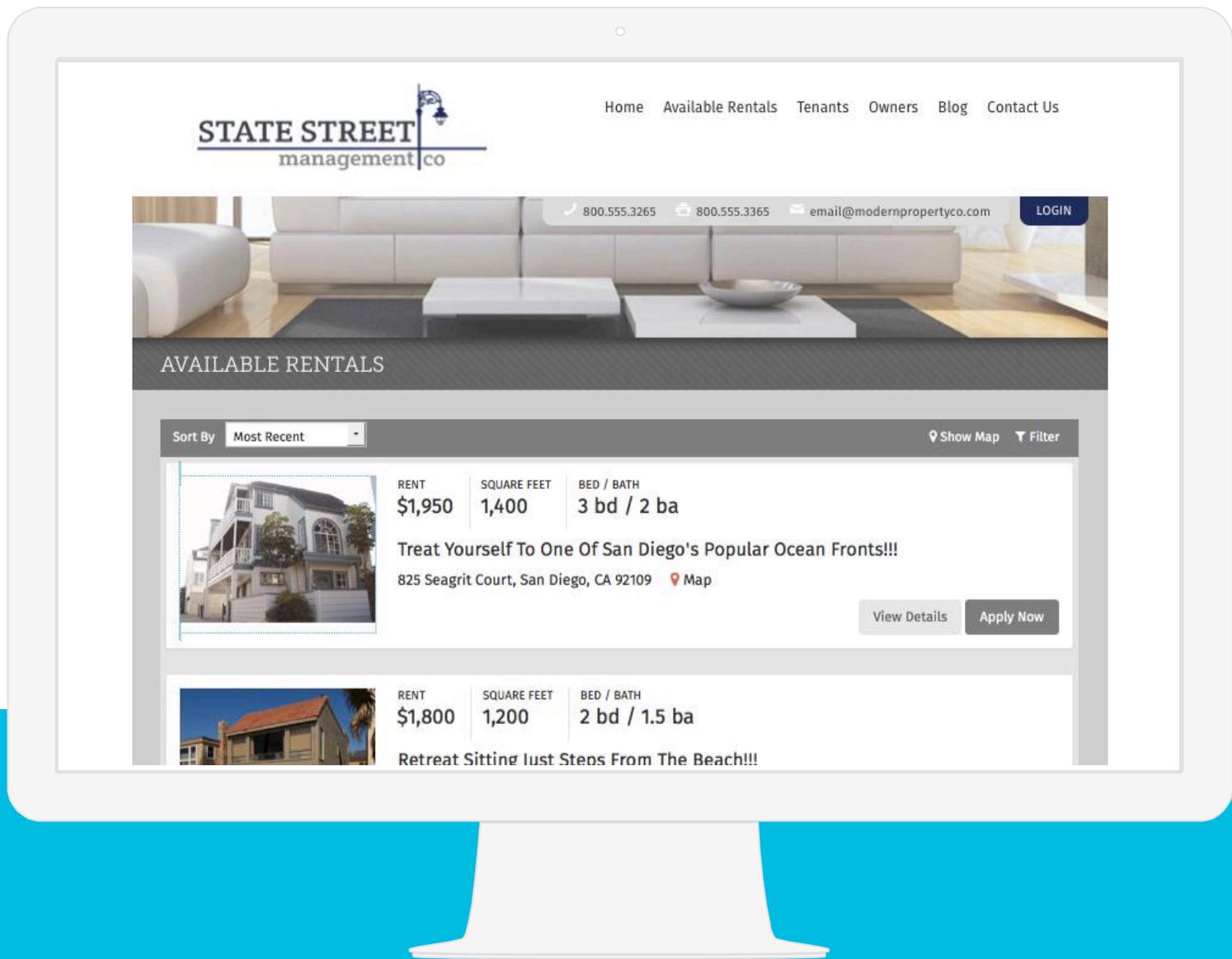
ROBUST MARKETING

Professional Web Presence

Our beautiful website, powered by AppFolio, 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.

ROBUST MARKETING

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.
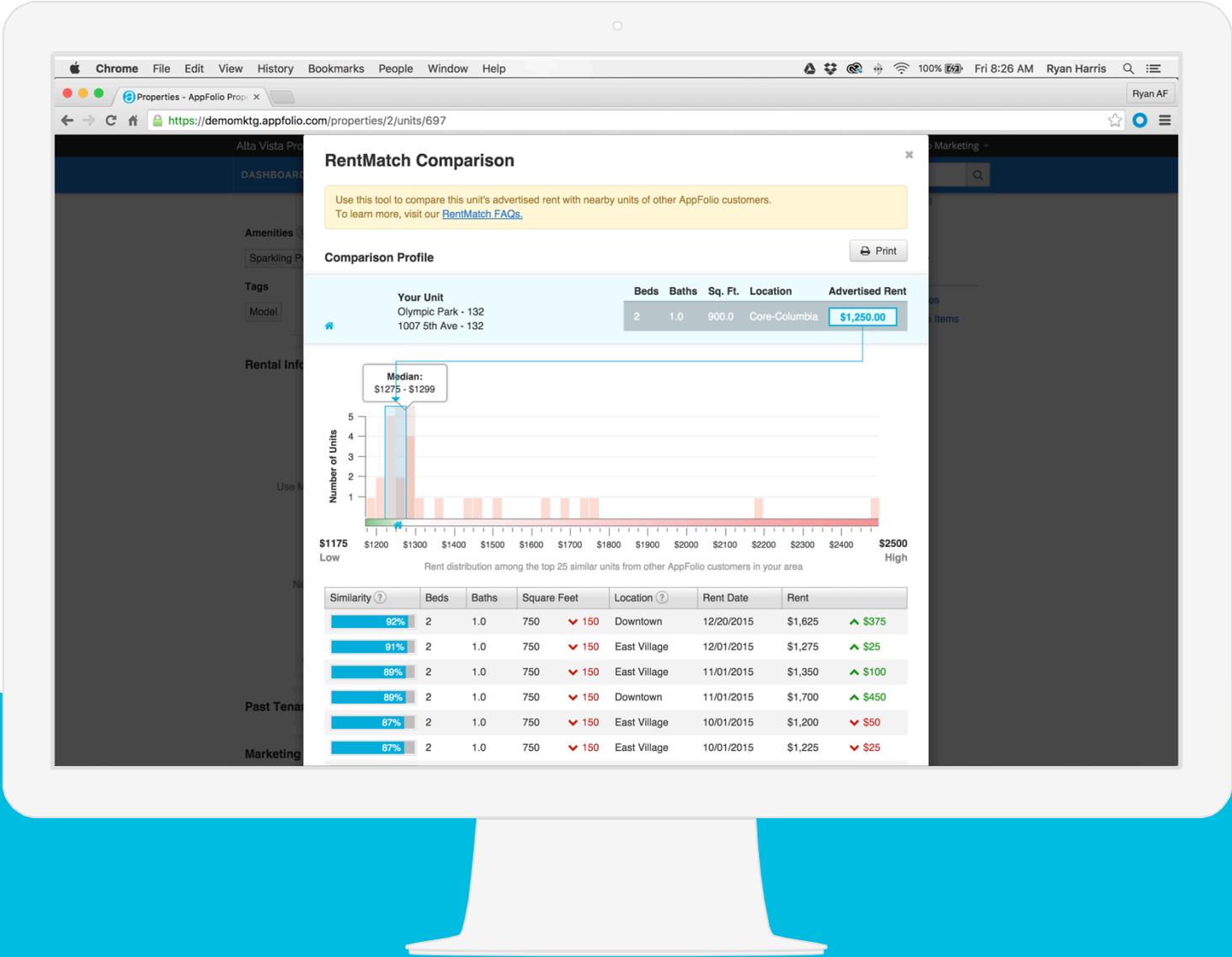
APPEAL TO THE MODERN (AND MOBILE) RENTER

1 Show the Property

2 Apply Online & pay by CC

3 Screen Instantly

4 Online Lease Signing

5 Pay Rent Online

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.

"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 (AND MOBILE) RENTER

Online Rental Applications

Prospective renters can submit guest cards and apply online, giving us the ability to capture their information in real time and approve them to rent even faster.

APPEAL TO THE MODERN (AND MOBILE) RENTER

Finding the Best Residents

Applicant Screening is built-in to 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 provides us with the advantage of choosing the most qualified renter while they are still interested in the property.

APPEAL TO THE MODERN (AND MOBILE) RENTER

Sign the Lease Online

The lease automatically pulls in data from the renter's 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's Online Portal so they can review or print a copy at any time. This is the most advanced and modern approach to lease signing and we're proud to offer it!
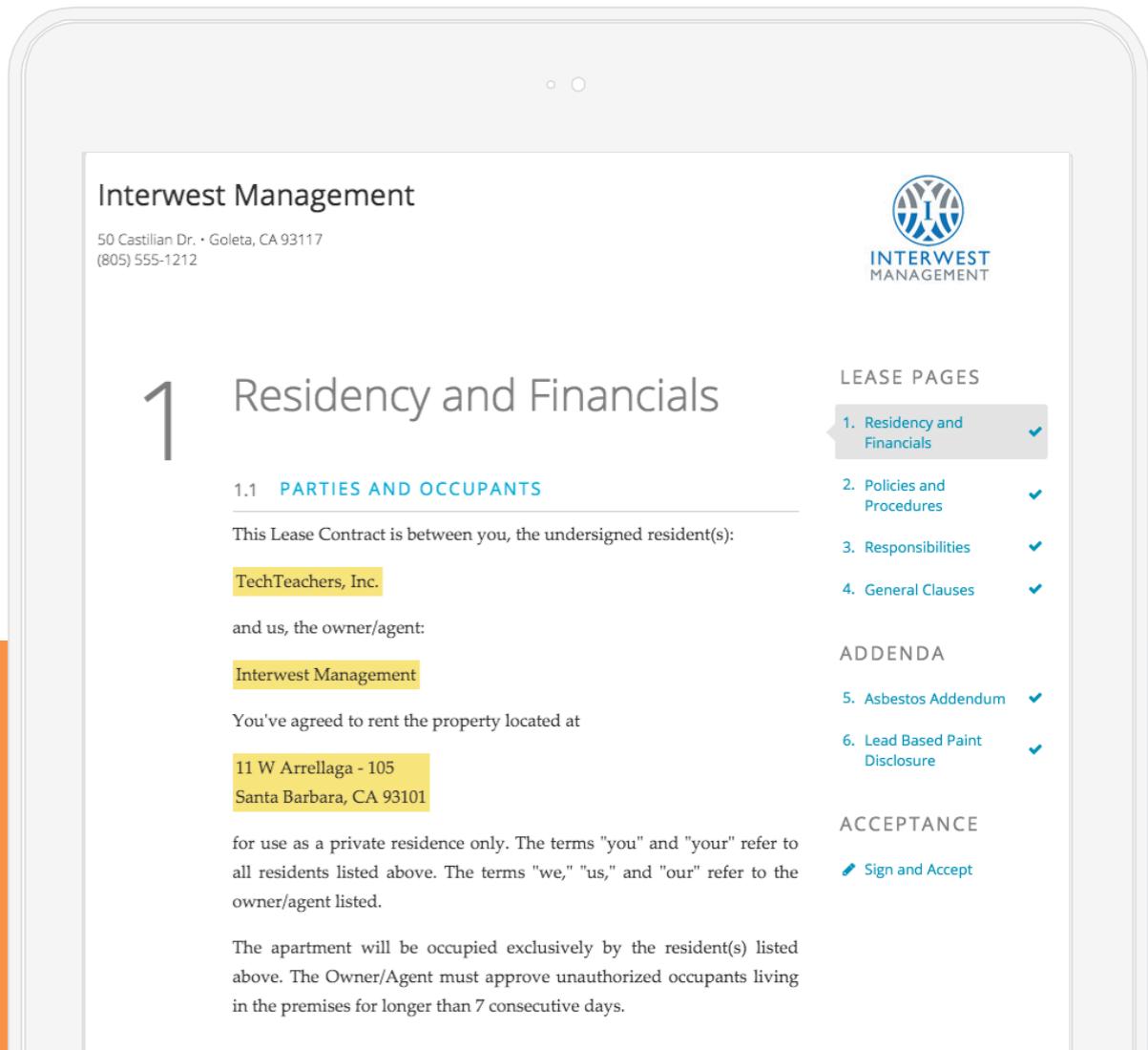
APPEAL TO THE MODERN (AND MOBILE) RENTER

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 eCheck, Credit Card, and Electronic Cash Payments, funds are deposited faster and more securely. The tenant's Online 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.
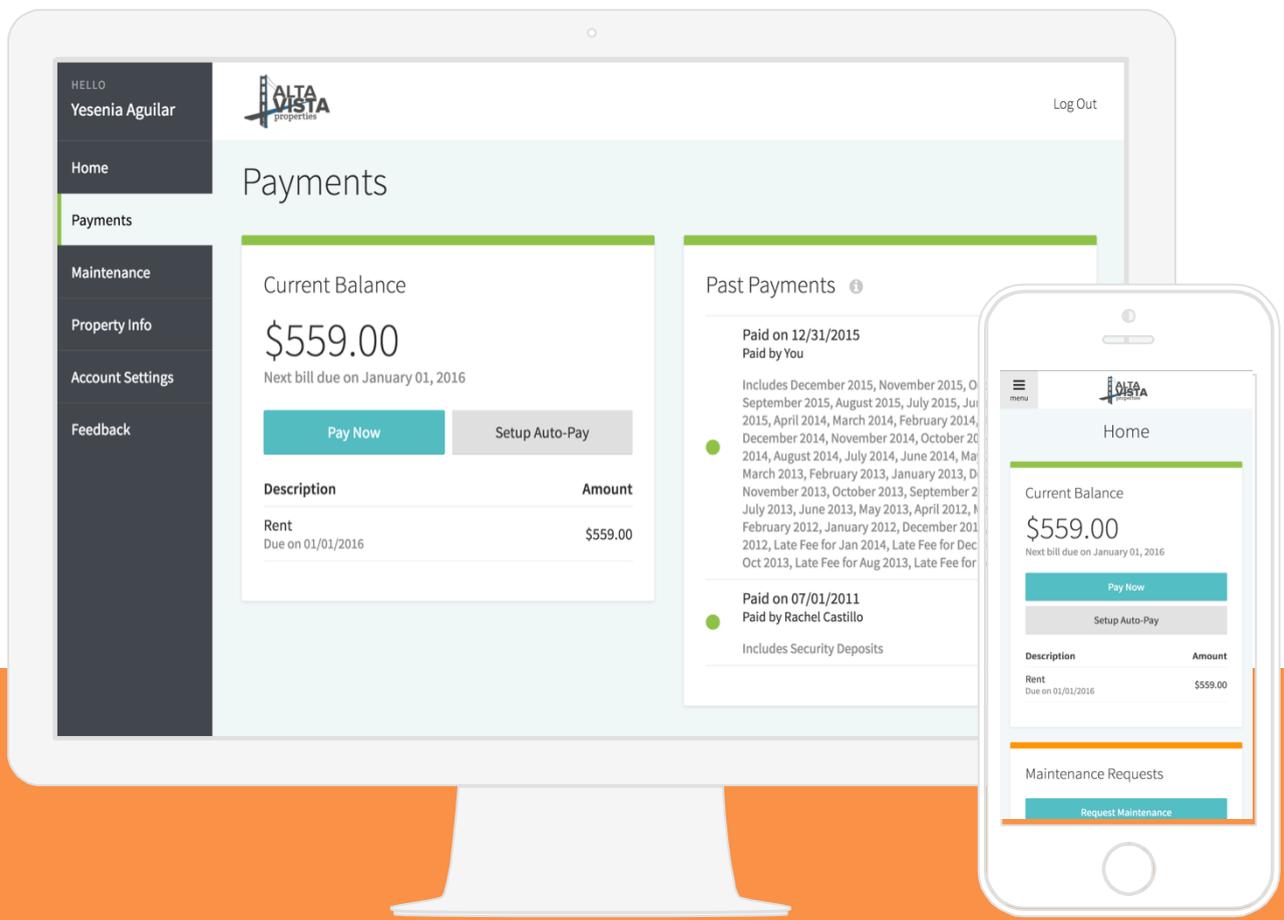
OUR TEAM IS EXTREMELY EFFICIENT

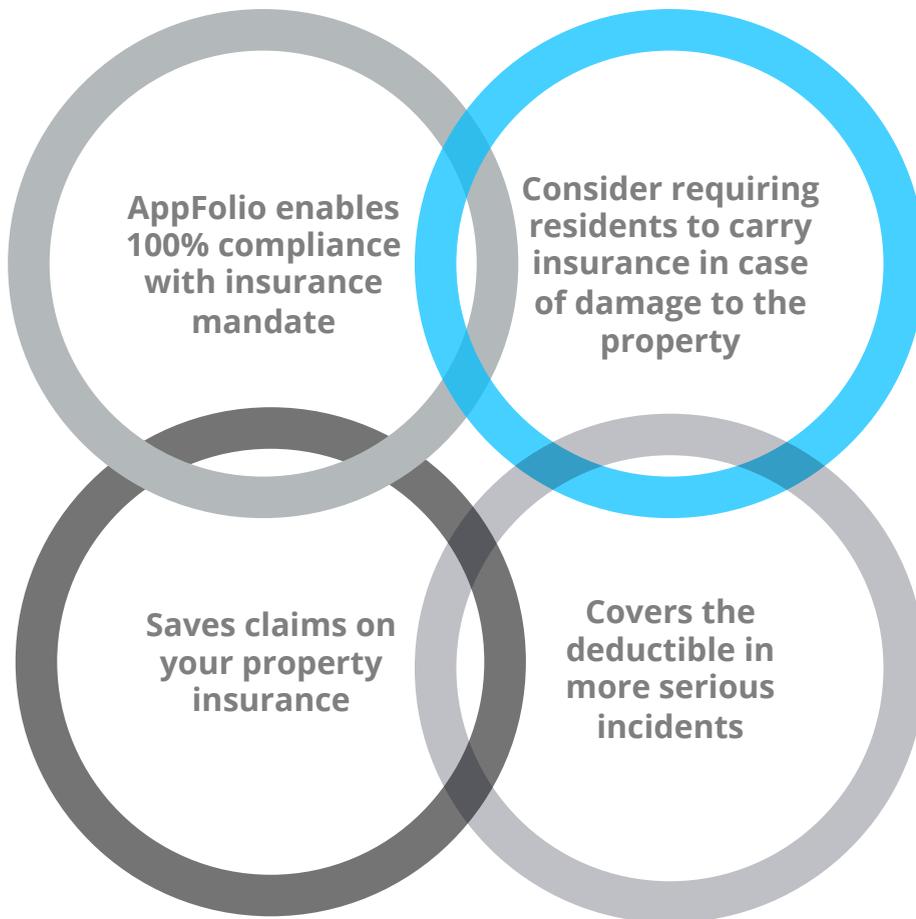## Maintenance Requests & Online Work Orders

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!

ASSET PROTECTION

Tenant Liability Insurance

We require tenants 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 enables 100% compliance with insurance mandate

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Saves claims on your property insurance

Covers the deductible in more serious incidents

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