

# 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!

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

Statement period  
**Period: 01 Dec 2013-31 Dec 2013**

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**Owner information**  
Raymond Thompson  
896 Sofitel Drive  
San Diego, CA 92109

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

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
<b>Total</b>					<b>3,000.00</b>	<b>3,000.00</b>	

**Property Cash Summary**

Required Reserves		Current balance	400.00
Prepaid Rent for Future Rent			0.00

Owner Statement

1

# 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** ?

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

## 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, 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.

The screenshot displays a real estate website interface. At the top, a navigation bar includes links for Home, About Us, Our Blog, Residents, Owners, Available Units (highlighted in green), and Contact Us. Below the navigation is a large banner image of a city skyline with a green overlay on the right that reads "Available Units".

Below the banner is a search and filter section with "SORT BY" set to "Most Recent", and buttons for "+ Show More Options" and "+ Show Map". The AppFolio logo is visible below this section.

Two property listings are shown:

- Listing 1:** "Luxury 3bd 2ba Suite" at 8050 Tara Blvd, Jonesboro, GA 30236. Price: \$788/mo. 2 bd / 1.0 ba. Description: "Country living at its best! These duplexes have spacious and open floorplans that offers dual master suites with bath...". Square feet: 900. Status: Available Now! Includes a "VIEW DETAILS" button.
- Listing 2:** "Luxury 3bd 2ba Suite that will make your friends jealous" at 655 6th Ave, San Diego, CA 92101. Price: \$1,500/mo. 3 bd / 1.0 ba. Description: "Country living at its best! These duplexes have spacious and open floorplans that offers dual master suites with bath...". Square feet: 900. Amenities: Sparkling Pool, Car Wash Station, Walk-in Closets, Kitchen Pantry, Tile Backsplash, Ceiling Fan. Includes a "VIEW DETAILS" button.

*Professional, Completely Integrated Website*




# 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 ✕

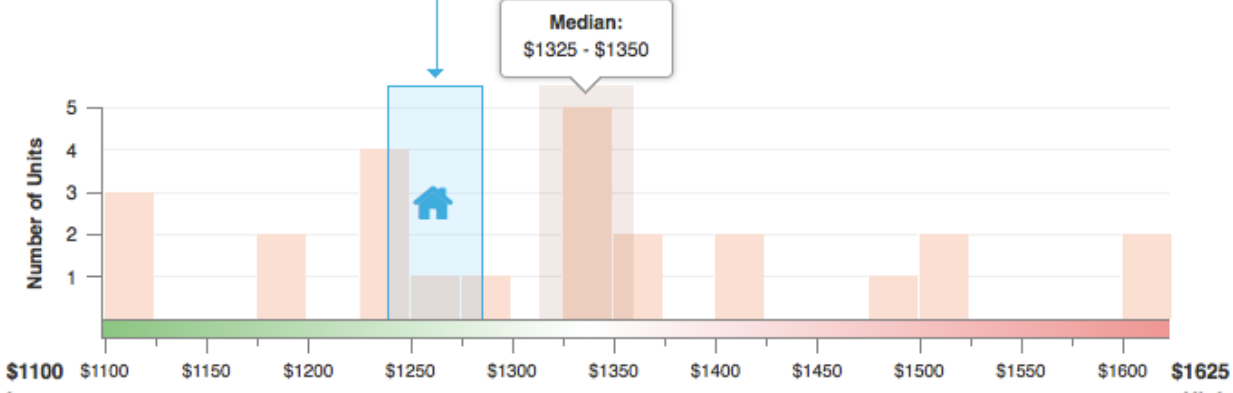
Use this tool to compare this unit's advertised rent with nearby units of other AppFolio customers. To learn more, visit our [RentMatch FAQs](#).

### Comparison Profile



**Your Unit**  
Olympic Park - 005  
1007 5th Ave

Beds	Baths	Sq. Ft.	Location	Advertised Rent
2	1.0	900.0	Core-Columbia	\$1,250.00



Rent distribution among the top 25 similar units from other AppFolio customers in your area

Similarity <span style="font-size: x-small;">?</span>	Bedrooms	Bathrooms	Square Feet	Location <span style="font-size: x-small;">?</span>	Rent Date	Rent
97%	2	1.0	900	Barrio Logan	09/01/2012	\$1,325 <span style="color: green;">▲ \$75</span>
96%	2	1.0	900	Hillcrest	08/01/2013	\$1,225 <span style="color: red;">▼ \$25</span>
95%	2	1.0	900	Hillcrest	09/01/2012	\$1,400 <span style="color: green;">▲ \$150</span>
94%	2	1.0	925 <span style="color: green;">▲ 25</span>	Hillcrest	08/01/2013	\$1,325 <span style="color: green;">▲ \$75</span>
94%	2	1.0	900	Hillcrest	07/01/2013	\$1,600 <span style="color: green;">▲ \$350</span>
93%	2	1.0	900	about 1 mile away	10/15/2011	\$1,500 <span style="color: green;">▲ \$250</span>
92%	2	1.0	900	University Heights	07/19/2013	\$1,350 <span style="color: green;">▲ \$100</span>

RentMatch Comparison

# Appealing To The Modern (Mobile) Renter

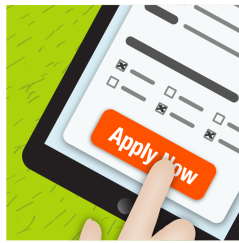


With AppFolio, our team provides a seamless online leasing experience for prospective renters. The prospective renter submits an online application, we run a background screen, then we sign the lease -- all electronically!

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



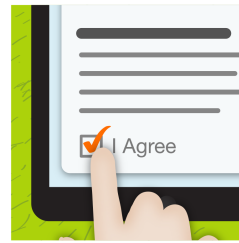
Show The Property



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

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

### Before you begin

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



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	XXX-XX-6789	✓ VERIFIED
<b>JOHN DOE</b>	DOB	05/17/1961	
	CURRENT ADDRESS	1951 MADISON ST, LARAMIE, WY 82070-6001	
	PREVIOUS ADDRESS	1016 MILL ST, LARAMIE, WY 82072-1848	

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#### CREDIT SUMMARY

FICO Score **535** The credit report includes 3 potentially negative items.

TRADES	ESTIMATED MONTHLY PAYMENT	DELINQUENCY HISTORY (2 YEAR)	COLLECTION ACCOUNTS
TOTAL 15	\$406	30+ DAYS 10	0
OPEN 0	TOTAL PAST DUE AMOUNT \$880	60+ 10	COLLECTIONS BALANCE \$0
NEGATIVE 3		90+ 5	

#### NEGATIVE TRADES SUMMARY (3)

CREDITOR	TYPE	LAST UPDATED	STATUS	HIGH BALANCE	PAST DUE AMOUNT	CURRENT BALANCE
<a href="#">BANK OF AMERICA</a>	Revolving	01/12/2013	Past Due	\$3,173	\$468	\$3,173
<a href="#">BANK OF AMERICA</a>	Revolving	01/27/2013	Past Due	\$2,706	\$289	\$2,706
<a href="#">CHASE</a>	Revolving	02/04/2013	Past Due	\$8,200	\$123	\$1,789

[Showing 3 of 3](#)

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#### RENT PAYMENT SUMMARY

**4** The RentBureau report includes 4 potentially negative items.

TOTAL PROPERTIES	PAYMENT HISTORY (2 YEAR)	TOTAL AMOUNT OUTSTANDING
4	On-time 14 Delinquent 2 Write-offs 2	\$3,700
TOTAL NEGATIVE ITEMS		
4		

#### NEGATIVE TRADES SUMMARY (4)

CREDITOR
<a href="#">Apartment Company</a>
<a href="#">Compliant Homes of Tomorrow</a>
<a href="#">Collection Agency Name</a>
<a href="#">Collection Agency Name</a>

### 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 3 Delinquent 1 Write-offs 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		02/01/2012	\$1,100	\$1,100	On-time 11 Delinquent 1 Write-offs 1					
24 MONTH PAYMENT HISTORY												
2012 2011												
JAN	DEC	NOV	OCT	SEP	AUG	JUL	JUN	MAY	APR	MAR	FEB	JAN
WO	✓	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓



# 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!

Legacy Creek  
388 Cranky St • Crankytown, CA 93117  
222) 222-2222



## 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:

Legacy Creek

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.

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

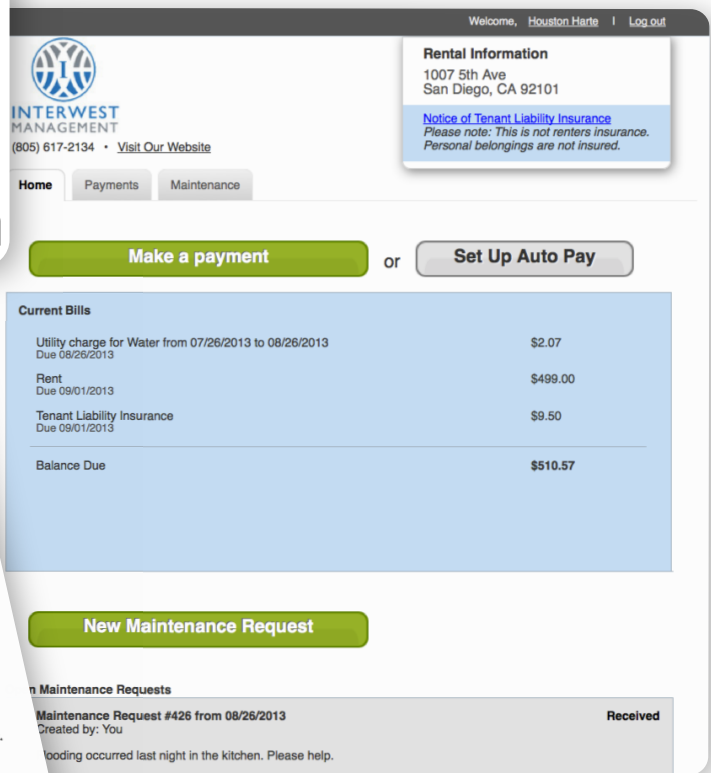
- 1. Residency and Financials
- 2. Policies and Procedures
- 3. Responsibilities
- 4. General Clauses

ACCEPTANCE

[Sign and Accept](#)

# 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.



# 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!



**Riverstone Apartments**  
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

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

### Tenant(s)

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

### 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
<b>Total:</b>		<b>125.00</b>

**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

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**Tenant Provided Insurance**

Policy info

Policy expiration date  

**AppFolio Insurance Services**

Status