



Dear Potential Client & Real Estate Investor,

We are always looking for ways to improve our business. Our goal is to provide you with the best service and manage your properties efficiently and effectively. Our team has invested in a complete and modern software solution, and I am excited to share several of the software's capabilities and how they will benefit you!

More effectively market your properties and fill vacancies sooner. Allows us to quickly advertise vacancies online, posting to our website, and hundreds of other listing sites. Applicants can also apply right from their smartphones.

Price rentals right for your market and reduce vacancies. Our built-in rental comparison tool provides actual rental rates for units similar to yours in the same geographic location. This insight allows us to maximize your revenue and fill vacancies faster.

Screen for the best residents. Streamlined, built in resident screening includes standard background and credit checks along with past rent payment history. Screens can be started within minutes of applicant applying, enabling us to place the highest quality residents quickly.

You will be paid faster and more securely. New functionality provides our team the ability to deposit funds directly into your bank account. No more waiting for a check in the mail and no fee to you.

Collect rent faster with online payment options. Modern residents expect easy, online payment options. We give residents three convenient ways to pay electronically (E-check, Cash at 7-Eleven or Ace Cash Advance Stores, or with a credit card) again with no fee to you.

On-demand access to your statements. Owner statements are securely posted to an online Owners Portal, saving time and paper. These simple statements provide you with a quick snapshot of your property details for the past month. We also include maintenance invoices and any additional reports you may request.

Handle property maintenance issues faster. We use an electronic work-order system so whether it is our in-house maintenance division that is licensed and insured or an outside vendor we can quickly resolve issues. Depending on your preferences updates can be made at any stage and throughout the process, or just upon completion.

We thank you for the opportunity to earn your business and hope we are a good fit as your new Property Management Company!

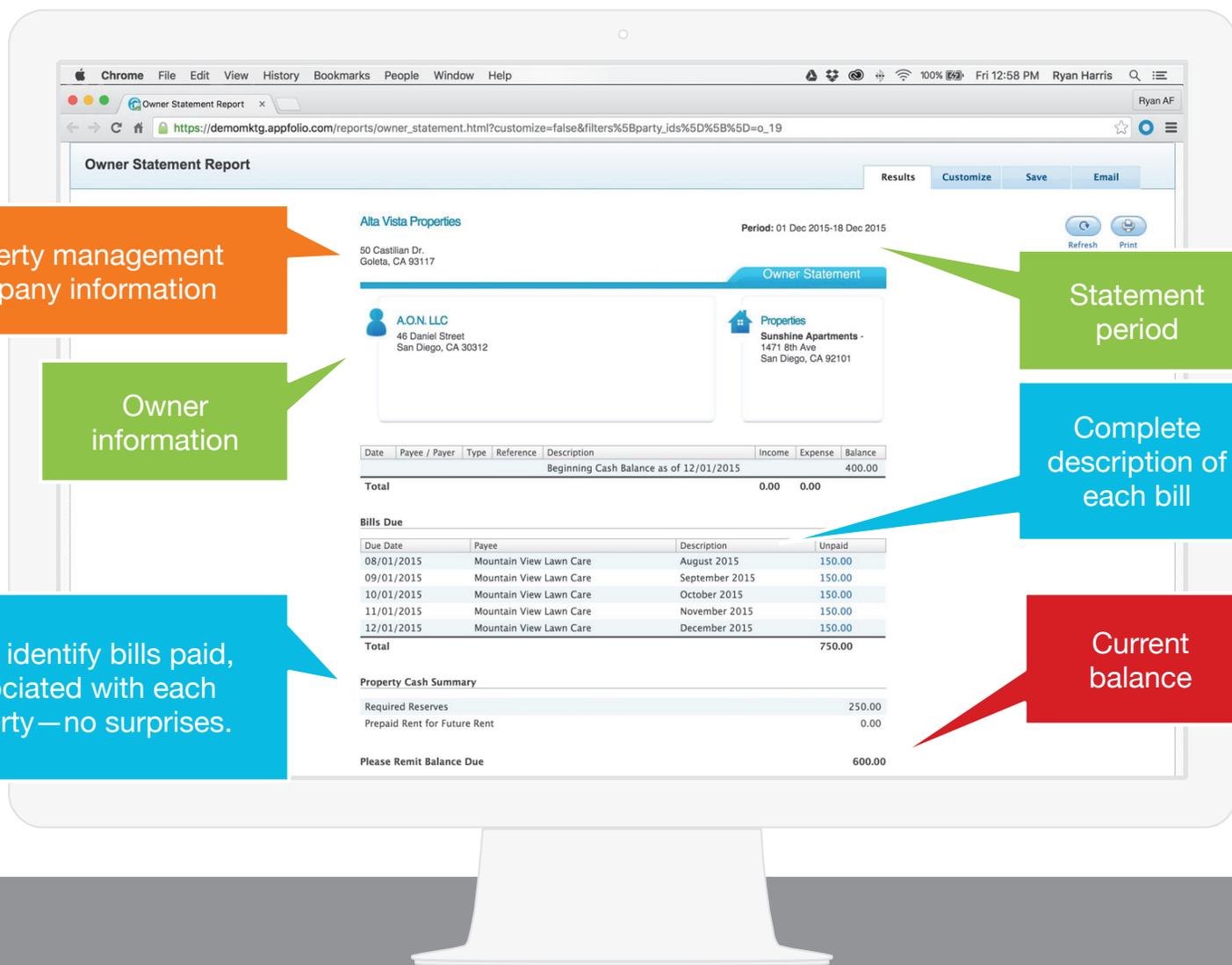
Respectfully,

Ryan Miller
Chief Operations Officer
Titan Property Management

"It's YOUR investment, WE make it work for you!"

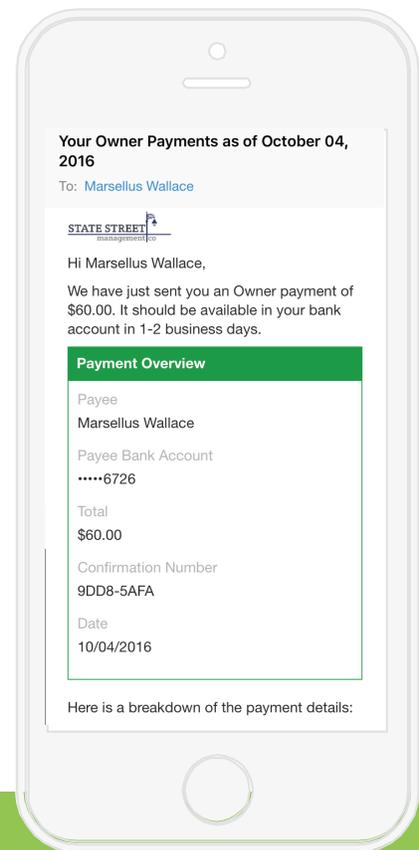
ONLINE OWNER PORTAL

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.



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.



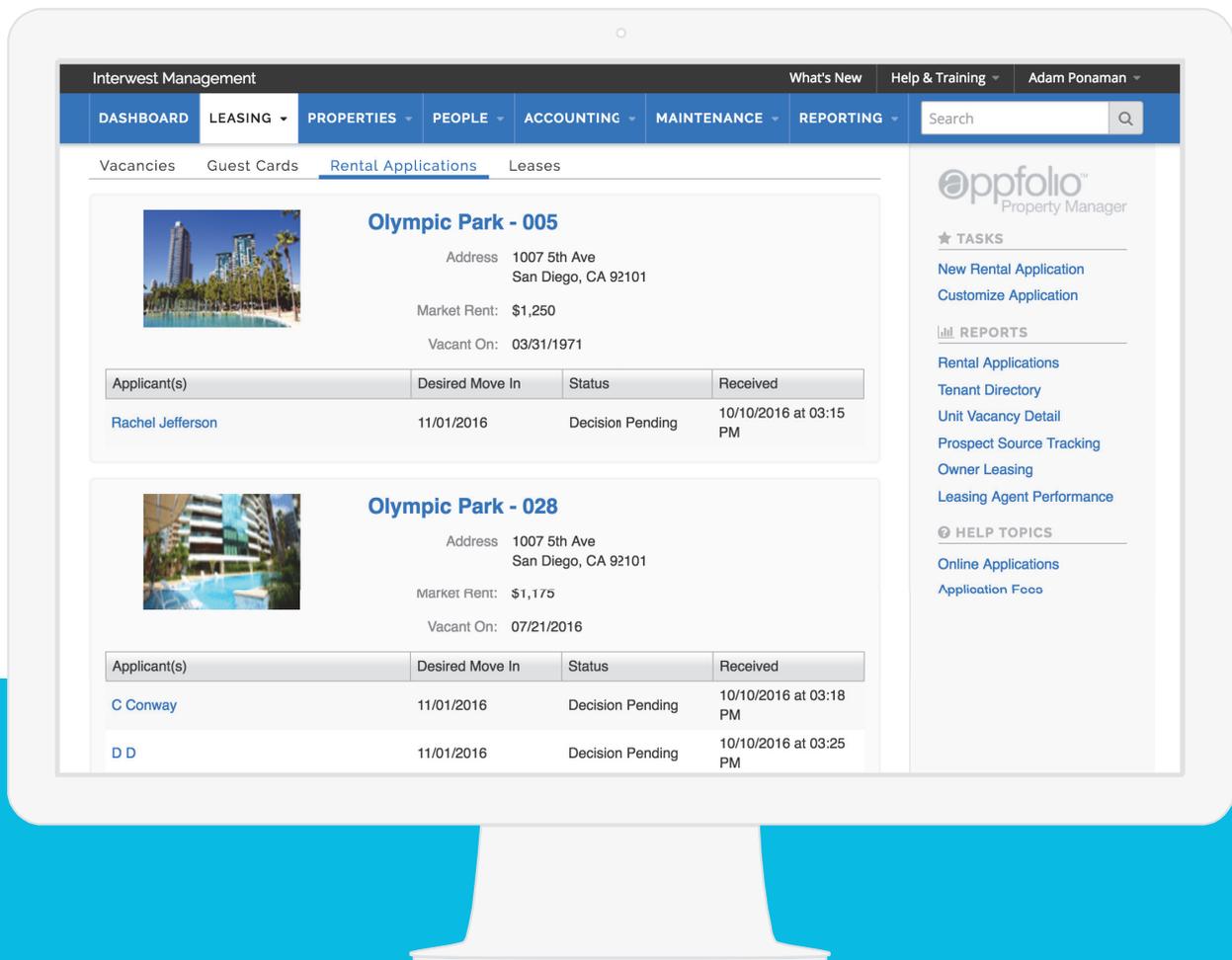
ROBUST MARKETING

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.

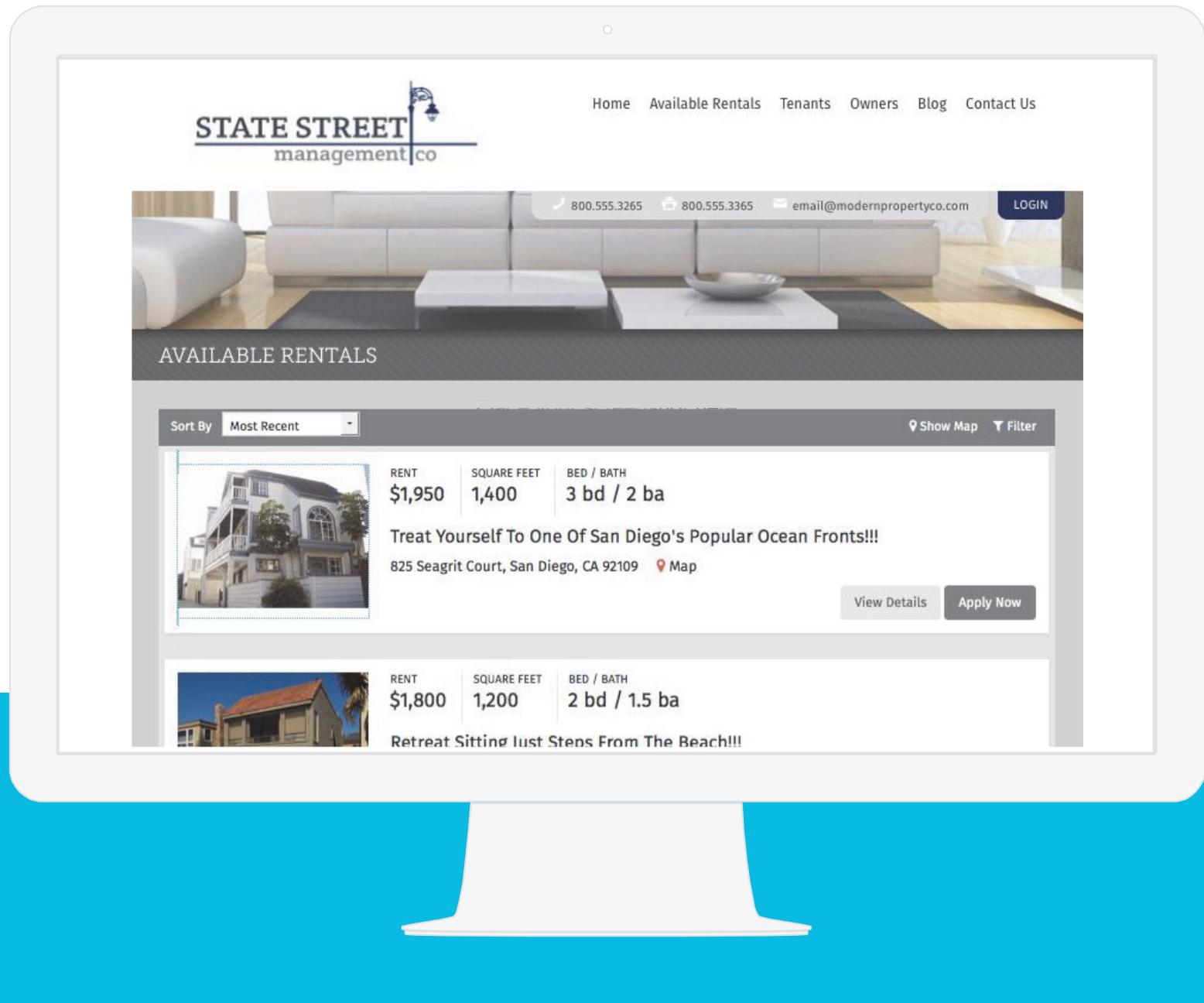
- View available units
- Access guest cards and rental applications
- Improve effectiveness of marketing efforts
- Create campaigns for special or pre-leasing
- Capture the right resident at the right moment



ROBUST MARKETING

Vacancies Are Filled Quickly

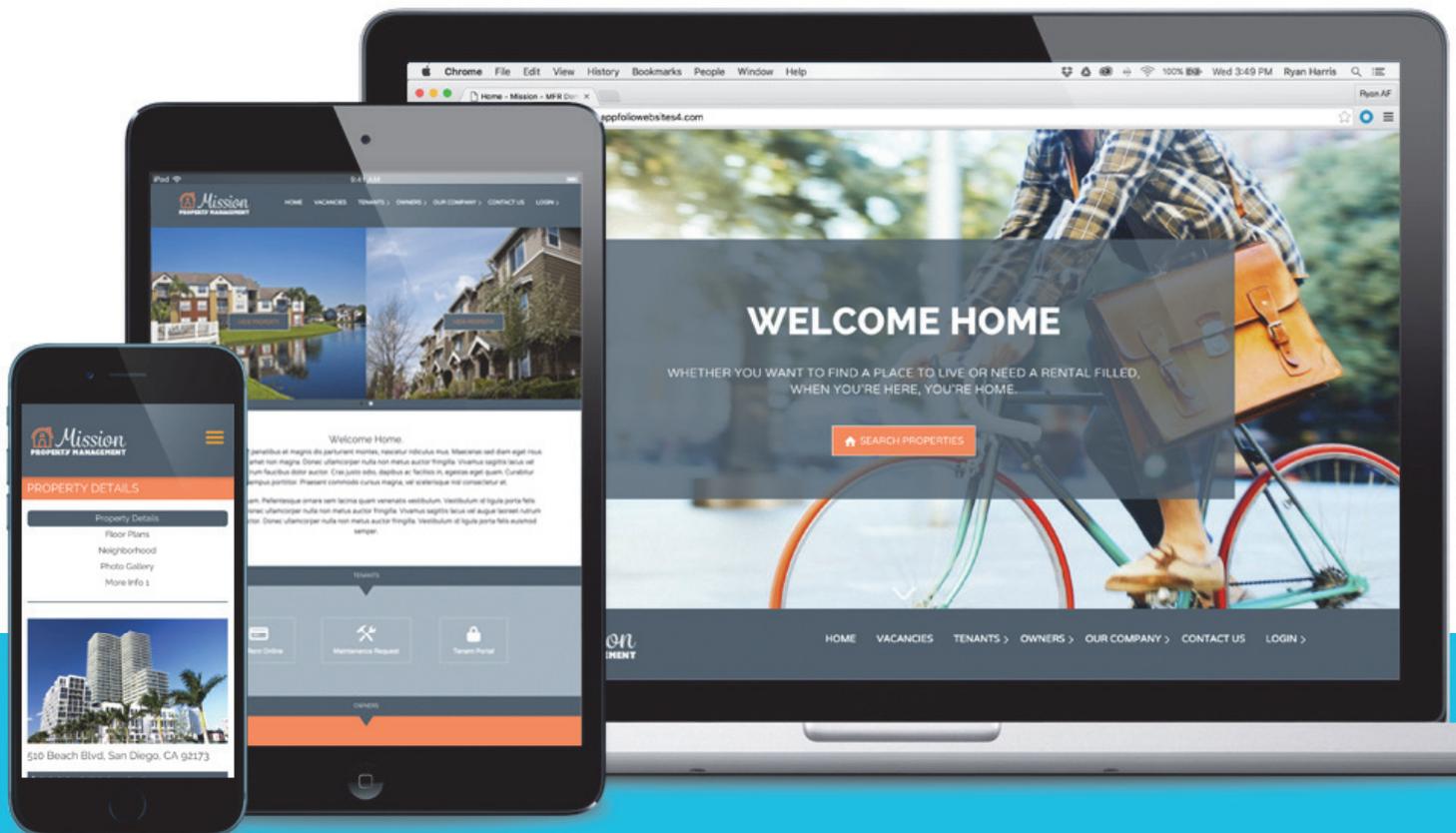
We will post eye-catching vacancy advertisements quickly to our website and hundreds of rental listing sites on the internet. Prospective renters can fill out online applications through our postings, then our team completes the screening process and fills the unit quickly. The modern renter expects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



ROBUST MARKETING

Professional Web Presence

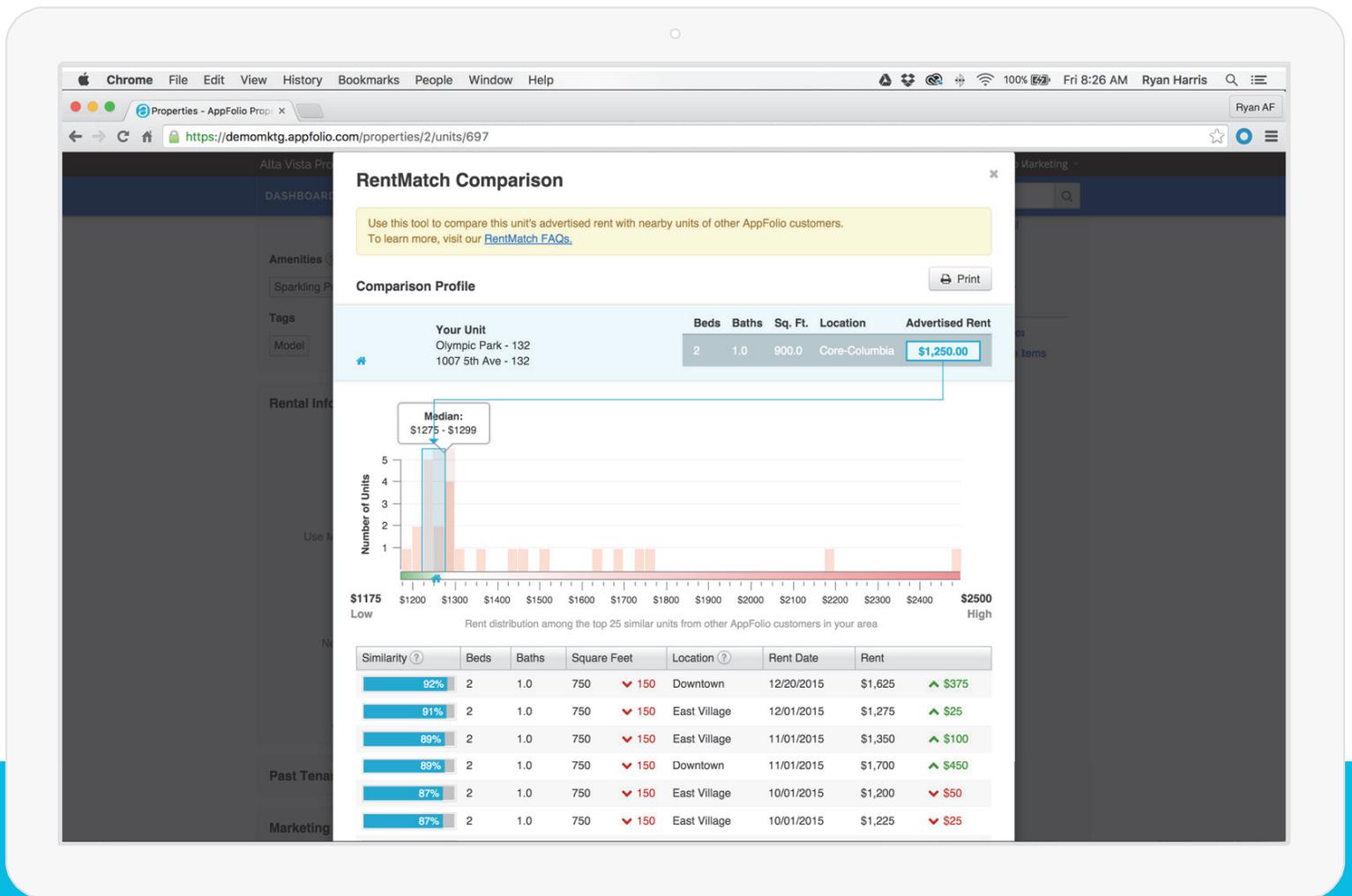
Our beautiful website, powered by AppFolio, is 100% integrated so that we can seamlessly accept rent online, post and update vacancies with a few clicks, and accept online maintenance requests that automatically create work orders. With the ability to immediately post new vacancies to our SEO optimized 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.

Rental Application

Lenzen, LLC
☎ (805) 555-8585

LENZEN
APARTMENTS

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

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powered by VeriSign

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.

TENANT SCREENING REPORT

APPLICANT SUMMARY

APPLICANT INFORMATION

powered by **AppFolio**
Property Manager

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

CREDIT SUMMARY

FICO Score
620

The credit report includes 1 potentially negative item.

TRADES	ESTIMATED MONTHLY PAYMENT	DELINQUENCY HISTORY (2 YEAR)	COLLECTION ACCOUNTS
TOTAL 3	\$15	30+ DAYS 0	1
OPEN 1	TOTAL PAST DUE AMOUNT	60+ 0	COLLECTIONS BALANCE
NEGATIVE 1	\$200	90+ 0	\$200

NEGATIVE TRADES SUMMARY (1)

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

[Show 1 of 1](#)

RENT PAYMENT SUMMARY

No potentially negative items reported.

TOTAL PROPERTIES	PAYMENT HISTORY (2 YEAR)	TOTAL AMOUNT OUTSTANDING
0	On-time 0	\$0
TOTAL NEGATIVE ITEMS	Delinquent 0	
—	Write-offs 0	

NEGATIVE TRADES SUMMARY (0)

CREDITOR	DATE	STATUS	TOTAL OUTSTANDING
No potentially negative items.			

EVICION HISTORY

0

No events reported.

✓ The evictions scan returned no records for this applicant.

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!

Interwest Management
50 Castilian Dr. • Goleta, CA 93117
(805) 555-1212



**INTERWEST
MANAGEMENT**

1 Residency and Financials

1.1 PARTIES AND OCCUPANTS

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

TechTeachers, Inc.

and us, the owner/agent:

Interwest Management

You've agreed to rent the property located at

**11 W Arrellaga - 105
Santa Barbara, CA 93101**

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 PAGES

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

ADDENDA

- 5. Asbestos Addendum ✓
- 6. Lead Based Paint Disclosure ✓

ACCEPTANCE

[Sign and Accept](#)

OUR TEAM IS EXTREMELY EFFICIENT

Maintenance Requests & Online Work Orders

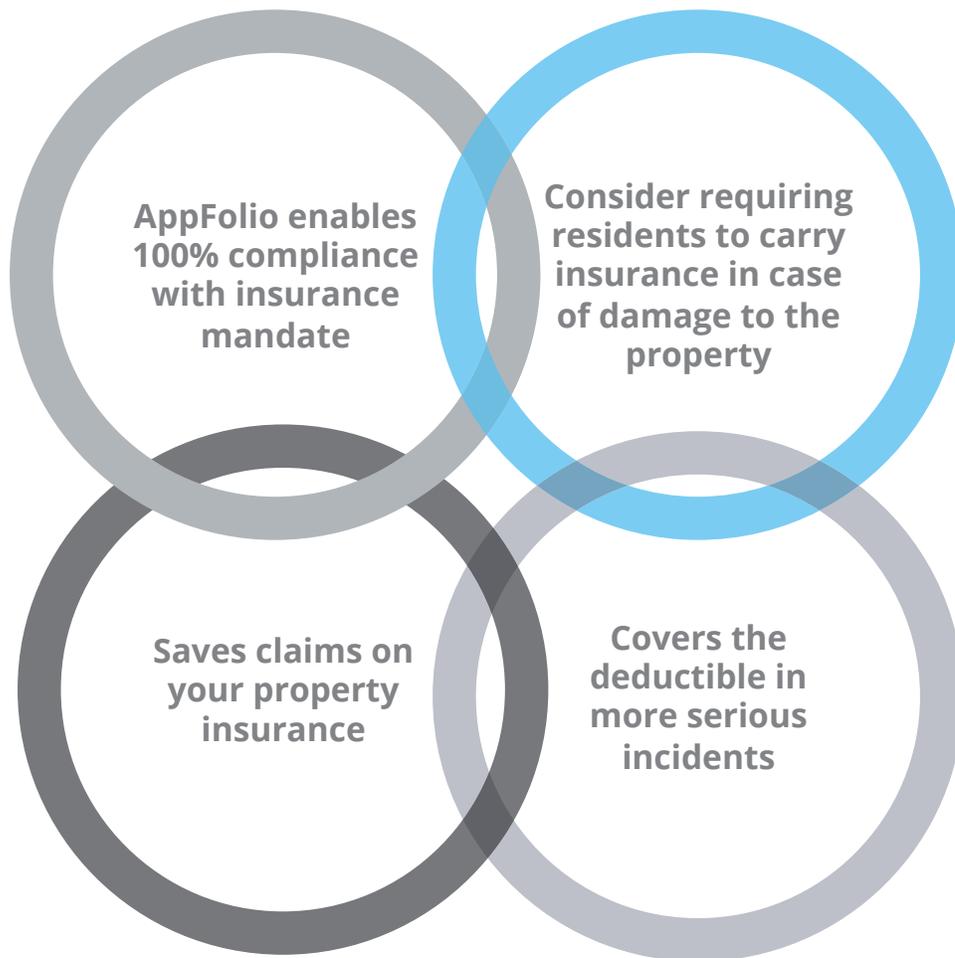
Residents can easily submit maintenance requests online and we can create electronic work orders, then communicate electronically with our vendors. All of this is tracked seamlessly in Appfolio and we can access information from any mobile device. This means we resolve property maintenance issues faster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



Residential Income Properties Division

Our proven management system for residential income properties maximizes cash flow through personal relationships and professional supervision.

What makes TPM different?

As owner-investors ourselves, we understand what's important to you as an owner, and what's important to residents. Our job as your property manager is to create a win/win relationship for both owners and tenants.

Whether you've worked with other property management firms or this is your first income property

experience, you'll notice that TPM goes above and beyond to:

- *Price your property to minimize vacancy, based on solid market analysis*
- *Conduct thorough tenant screening using stringent verification guidelines*
- *Be immediately responsive to both you and your tenant(s)*
- *Perform periodic exterior property inspections*
- *Maintain your property's value by emphasizing preventative maintenance*
- *Mobilize quickly when a tenant moves out to re-rent your property quickly*

TPM also offers you these value-added services for extra peace of mind:

Preventative Maintenance Inspection (PMI)

TPM offers three levels of inspection to help keep your property in prime condition and avoid surprises:

1. Exterior property survey - complimentary, included in your contract
2. Detailed interior and exterior preventive maintenance inspection* with photos and repair recommendations
3. Certified Home Inspection by a licensed building contractor

TITAN PROPERTY MANAGEMENT

Where property turns a profit.



(916) 745-3385
WWW.TITANREI.COM

CALBRE LICENSE
#01295137

