

RentPay app helps landlords to keep track of their rental business on mobile devices (No more Excel). RentPay app was beautifully designed and includes all the features every landlord desires:

General

- Protect privacy with passcode lock supporting Touch ID.
- Allow Partial Payment by Tenants
- Dashboard gives a quick look at current month/YTD cashflow, current month payments due and who is past due on rent.
- Quick insert payment mode.
- Intuitive navigation menu.
- Organizes Property, Unit, Lease and Tenant information.
- Take photo or choose photo from photo library of Properties and Tenants.
- Tenants, Payments and Expenses are associated with Unit of the Property.
- Enter rent payments, expenses and run financial reports which could be exported in PDF and sent by e-mail, printed via Air-Print or shared with other apps.
- Send payment receipt to tenants by SMS text message or e-mail.
- Secured Backup and Restore to/from Dropbox.
- Provide option to advertise available units to tenants and non-tenants in the DB on Facebook, WhatsApp.
- Allow Bank Direct –Debit, e-wallet and upload of payment receipt. Where no direct integration exists, Landlord approves receipt before payment applied to Tenant amount due
- Send notification to Tenants
- Generate URA tax returns
- Allow first X tenants free and have option to charge for Y for additional tenant or buy in bulk and save.

DashBoard

- Gives you a quick look of your previous and current month rent due/paid amounts. YTD totals with monthly breakdown of your income and expenses as well as a quick view of your tenanted properties.
- Multi-Unit support
- A beautiful calendar mode

Income/Expenses

- Set up automatic recurring expenses. Set and forget!
- Partial Payment support
- Late Fee support
- Supports any number of rent changes, you can schedule these in advance.
- Create your own income or payment type category.
- Full payment history is easily viewable
- Support for Monthly, 4 Weekly, 2 Monthly, Quarterly, 4 Monthly, 6 Monthly, 18 Monthly and 24 Monthly leases
- Allows security deposits
- Allows capture of all expenses per units

Transaction Reporting

- Print and PDF reporting. Print directly from the app.
- Export data to Excel in CSV format to easily view property details, Income and Expenses and tenancy details

Reminders and Documents

- Notifications, easily create reminders to help you remember major events (Gas/Electric Safety certificates, Insurance Policy renewals etc).
- Add notes for each property, such as when you completed a property inspection
- Storage vault. Store all your documents neatly in one place! Tenancy agreements, expense receipts, agency invoices etc! Link from Dropbox or take a photo.

Others

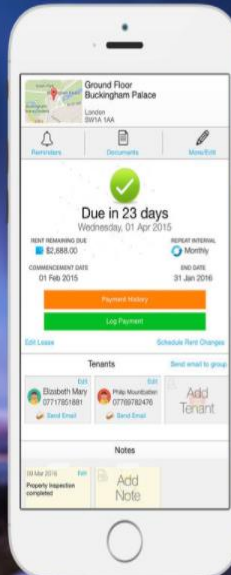
- Cloud sync between iPad and iPhone devices
- Send invoices to your tenants
- Intuitive navigation menu, showing you when and how much total rent is about to be due.
- Quickly email, phone or SMS tenants with one click
- Record your travel mileage

- Your data will be backed up every time you sync back to iTunes, or you can take manual backups and email them
- Works offline, no internet connection required.

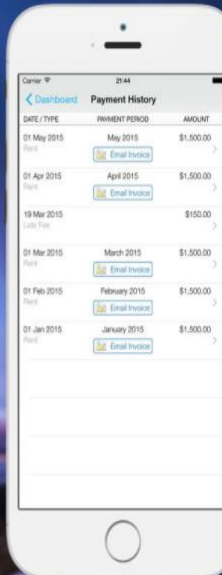
Intuitive Dashboard



Important details, at a glance



Send receipts to your tenants



Reporting, tax time made easy



Menu Navigation



Expenses



Reporting Tools



Tenant Info



Dropbox Backup



Menu Navigation



Tenant Info



Expenses



Reporting Tools



Dropbox Backup



Detailed specification

1) Login

- Separate logins for LandLord, Administrator and Tenant.

2) LandLord

- Create Property and add units
-



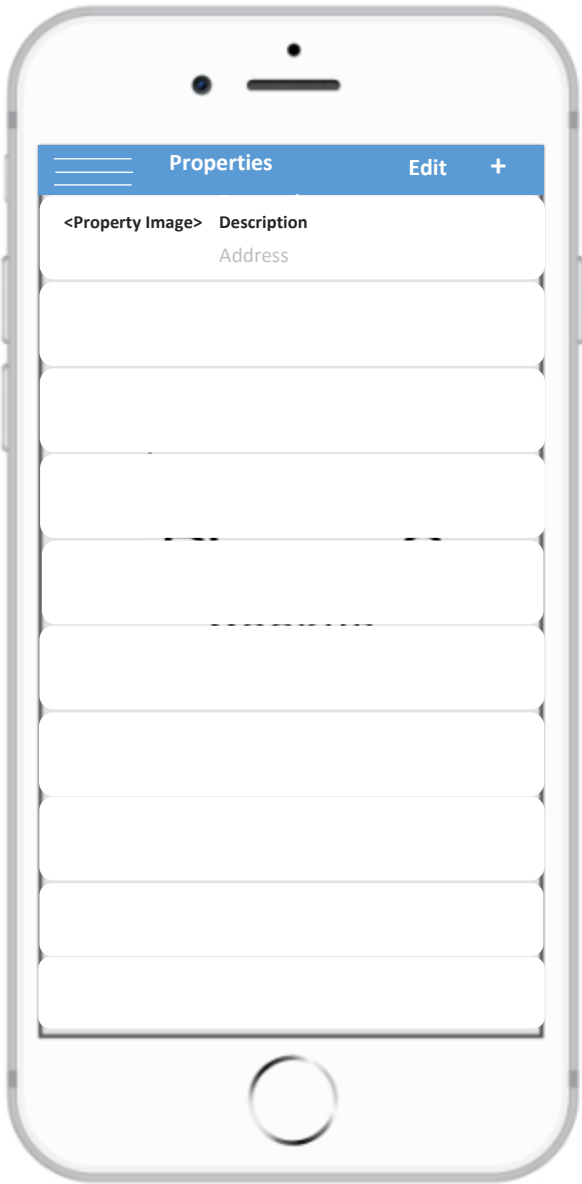
figure 1

-
-
- Dashboard – All at a glance

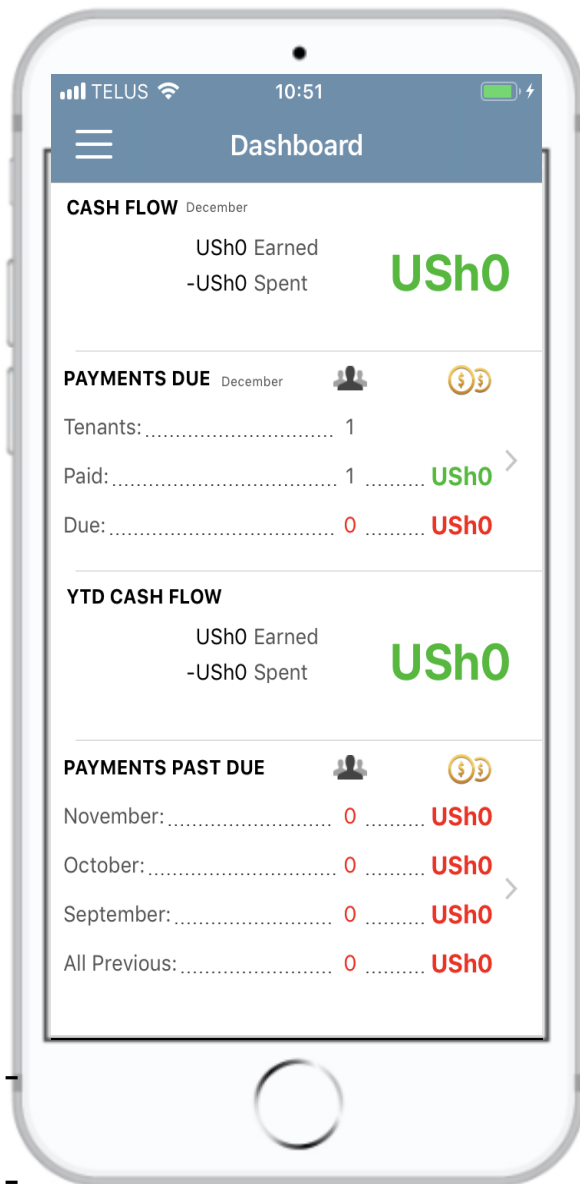
-
- Create New Property and add number of units

Cancel	New Property	Done
< Upload Property Image>	Description*	
	Address/Location	
	Village	
	District/TC	
<div><div>+</div><div>-</div><div>No. of Units</div><div>Unit(s)</div></div>		
<div></div>		

- Show Properties



-



Above as a Dashbord at a Glance

- Adding a Tenant

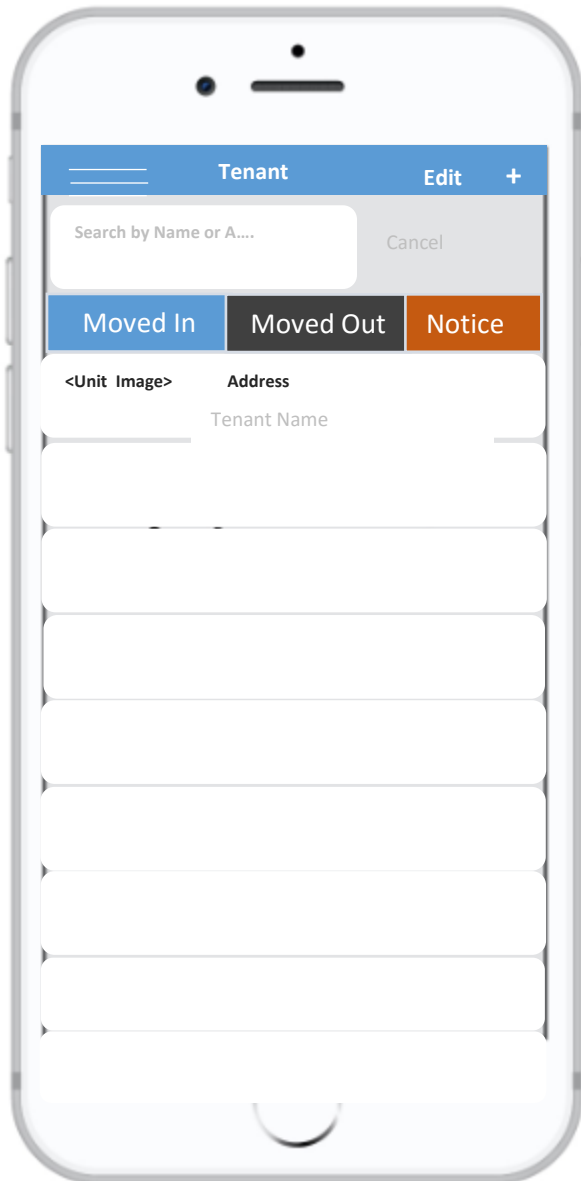




figure 2

TELUS 22:29

Cancel Add Tenant Done





Home Phone:

Work Phone:

Mobile

Login

Use RentPay As

Land Tenant Administrator

Tenant Dashboard

- Tenants Name
- Units /address
- Summary of Payments Due { Tenants Paid Amount, No. of months over due, Amount Over due }

- Payments Dates Due
 - Month wise Amount
 - Month..... #units #units Amt collected Amt Outstanding
 - OctoberX.... Y UShs.....USh.....
 - September
 - All previous
- Payment History
 - Last 4 payments { Date, Amount, Method (Cash, MM, Stanbic, Airtel, etc, Description}
- Reminders /Notifications
 - Payment confirmation
 - Overdue reminders, pending, completed reminders
 - Service requests sent to Landlord and their status

Tenant Payment

TELUS 13:04

Cancel Add Payment Done

Payment from Moses DJ

Payment Amount:	US\$0.
Late/Other Fee:	Late/Other Fee
Payment Date:	Payment Date*
Payment Period:	Payment Period*
Payment for Year	Payment for Year*

Note:

- Add payment choose option
 - Payment type --- Amount – Description -- OK
 - If Bank receipt, attach receipt. Other payments integrated to platform

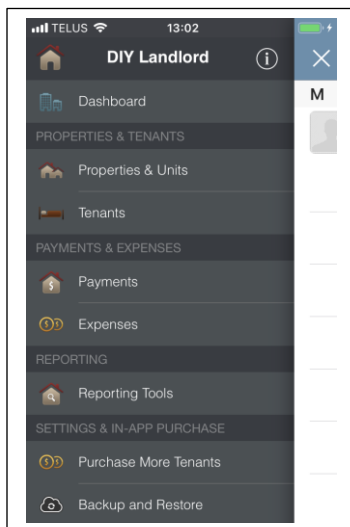
- Email/WhatsApp confirmation to tenant

Service Request

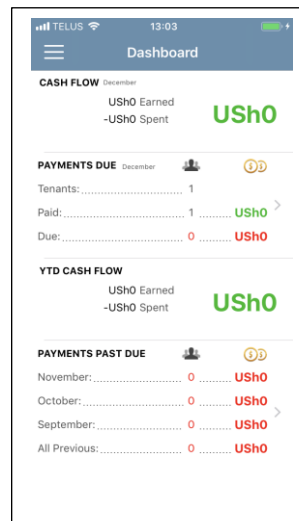
- Log issue (date, description, type, urgency, status, attach photo)
- Notify tenant when completed.

Landlord Dashboard

Screen 1: Entry screen – check figure 1 above



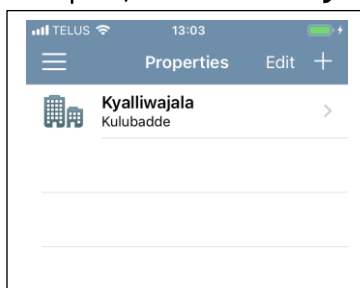
Screen 2: Dashboard



- Month wise Amount – Payments Past Due
- Month..... #units #units Amt collected Amt Outstanding
- OctoberX.... Y UShs.....USH.....
- September
- All previous

Property & Units

Screen 1 – Lists all available properties {Location/Address No. of Units, No. of units occupied, Overall Status}



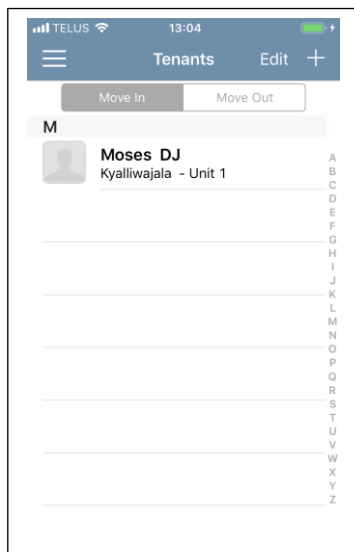
Screen 2: Adding new Property





Tenants

Screen 1 – Lists all available tenants {Location/Address, No. of months overdue, outstanding amount, Pending Reminder} - Refer to figure 2 representation of below



Screen 2: Adding new Tenant

-additional fields

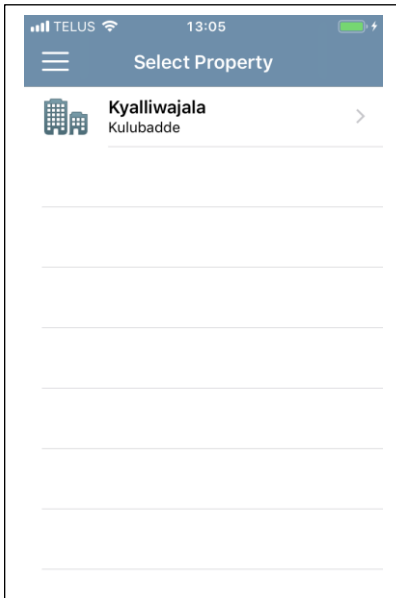
- Tenant email
- Primary contact
- Rent Amount
- Security Deposit
- Deposit Paid
- Date
- Move In Date
- Rent Due Date
- Note /Remark

<< Clicking on the Moved In, Moved Out and Notice shows a list of tenants In, moved and planning to move >>

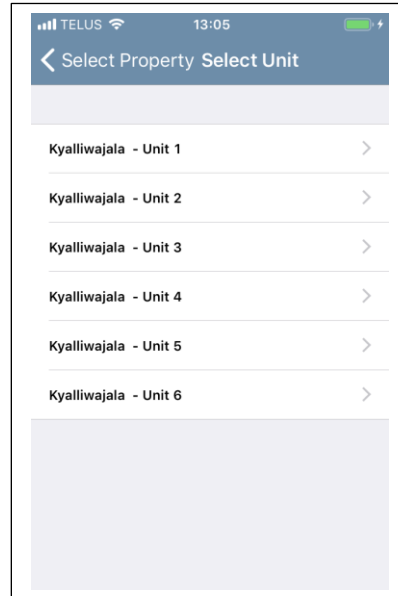
*** Should be in position to modify the tenant details.*

Expense

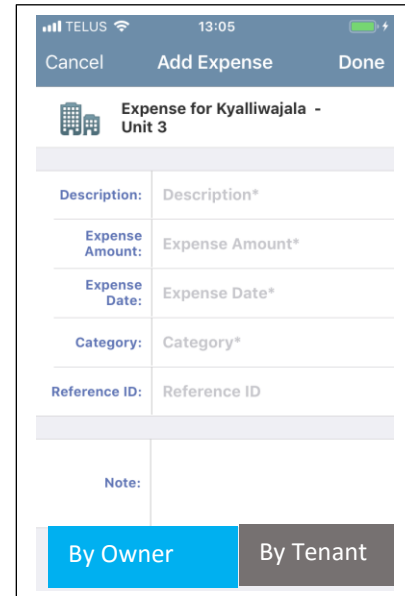
(1)_Select Property



(2) Select a Unit



(3) Edit/Add Expense



<< You can add expense either on the property or unit >>

Add fields

- Category { Security, lights, water, electricity, maintenance} - Configurable
- Payment type { Cash, Mobile M, Direct –Debit } – Configurable
- Expense type { By Owner, By Tenant} - Configurable

Screen to show summary of Expenses incurred since the tenant entered appears before the adding new or editing expense.

Payment

(1) Select/search tenant

TELUS 13:04

Select Tenant

M

Moses DJ
Kyalliwejala - Unit 1

A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z

(2) Select Tenant Payment to Edit or Add

TELUS 13:04

Cancel Add Payment Done

Payment from Moses DJ

Payment Amount: US\$0.

Late/Other Fee: Late/Other Fee

Payment Date: Payment Date*

Payment Period: Payment Period*

Payment for Year: Payment for Year*

Note:

Button for payment option should exist. Where integration exists say on e-wall, Banks, payment is automatic. In event the tenant paid in a bank or externally, Landlord needs to review and approve. All details such as receipt should be attached.

Notifications

- Send notifications/Alerts to Tenants e.g Overdue reminders, Maintenance reminders, etc
- Send receipt confirmation note
- Inspection notes
- Communicate by email e-mail, whatsapp or facebook

Advertise

- You can advertise to previous, moved out and prospect tenants. We shall keep the necessary details of all contacts and communicate to them either through email, WhatsApp, Facebook. The comm shows a few pictures and details

