Appfolio

Summary:

A cloud-based property management system positioned to manage a property portfolio.

Pricing:

Regular:

$0.8 per unit/month for community associations, $1.25 per unit/month for residential and student housing, $1.5 per unit/month for commercial property. Minimum monthly fee is $250.

Plus:

$0.85 per unit/month for community associations, $3 per unit/month for residential and student housing, $3 per unit/month for commercial property. Minimum monthly fee is $1,500.

Functions:



Details:

The mobile, all-in-one solution includes features such as online owner and renter portals, online applications and leases, online payments, built-in screening, maintenance requests, mobile inspections, bulk text messaging, accounting and reporting and a mobile app. Using the self-service online portal tenants can pay rent securely via an online payment gateway, communicate with the property owner, submit maintenance requests, schedule a property inspection, sign up for renters insurance and more.

Capabilities for property owners include vacancy and rent tracking, potential tenant screening, property listings management, cash flow management, landlord insurance tracking, website building, a rent comparison tool, automatic bill posting, paperless work order generation, report customization and more. Landlords and real estate investors can list their rental property using AppFolio and any prospective tenant can submit an online application.

Customers receive access to training and help resources, as well as a support team. AppFolio also offers a mobile app which allows property managers to communicate with tenants, carry out inspections, view work orders and more from a mobile device.

Takeaways:

Strengths:

Appfolio is a well-reviewed software. It includes all the common functionalities for both the property owners and the tenants throughout the entire renting cycle. It also provides some tools for the property owner to do financial review and planning.

Weaknesses:

The price is slightly above the market average. At least 200 units is required in order not to get over-charged by the monthly minimum fee requirement ($250). The software seems to be designed for regular residential or commercial properties. It will not meet some needs that are unique for mobile home parks. For example, it does not have tailored functions for rent to own, nor it has the function to track the improvements done to the park.

Yardi Breeze

The software covers most of the MHP management jobs

Pricing:

$1/Unit/Month

Features:

* Manage properties and streamline workflows from any device
* See your daily, weekly and monthly task and activity calendar
* Track lease expirations
* Centralize communications with prospects, residents and owners
* Track property and corporate general ledgers
* Control security for all users at the menu level

Marketing & Leasing

• Showcase available units on popular listing sites, including RENTCafe.com

• Complete applications, screening and leases online

• Execute leases online with province-based documents and addenda

• Automate move-in and move-out workflows to reduce risk

• Prioritize follow-up activities using the CRM queue

• Communicate with prospects and residents via text and email

Rent Collection

• Let tenants view balances, pay rent and set up autopay online

• Set up one time or pre-authorized debit transactions

• Collect rent via debit and credit card

• Manage delinquencies and collections

• Specify and post rent escalations when due

• Track sales information for retail leases

• Post percentage rent where appropriate

Maintenance

• Receive online maintenance requests from tenants

• Add photos and videos using a smartphone or tablet

• Attach supporting documents and assign tasks to vendors or employees

• See progress notes and maintenance history by unit or tenant

• Monitor work order completion and link vendor invoices

• Automatically charge tenants for work done

Accounting

• Manage payables, receivables and general ledger functions

• Maintain trust accounts for all properties

• Get batch processing and advanced general ledger controls

• Track job costs including budgets, supplier contracts, payments and retention

• Generate and customize financial statements and click into transaction-level details

Accounts Payable

• Track important vendor and invoice information

• Attach invoices to payables for paperless record keeping

• Create recurring payables and apply expenses with ease

• Pay vendors and owners via cheque or PAD

• Outsource scanning and data entry with Full-Service Invoice Processing

• Use approval workflows to automate invoice processing

• Reduce errors and quickly approve payables on any device

• Designate approvers and set approval limits

• Work faster with batch processing

Owner Tools

• Manage properties by owner and fraction ownership

• Customize financials and report packets by owner or property

• Generate pro rata statements with a few clicks

• Share owner reports via email or secure portal

• Calculate owner payments while maintaining stipulated reserve amounts

• Compare property performance within a portfolio

CAM Recovery

• Manage triple net (NNN), gross leases or combinations

• Create custom expense pools and allocate expenses to tenants

• Set up flexible common area maintenance schedules and assign to tenants

• Set up caps and percentage allocations for expense pools

• Post estimated charges for monthly, quarterly or annual reconciliation

Setup & Support

• Set up properties, units and tenants in minutes

• Learn at your own pace with on-screen tutorials and videos

• Find answers quickly via live chat with our support team

[Tenantcloud.com](https://www.tenantcloud.com/)

TenantCloud helps you receive payments online, advertise your properties and screen potential tenants.

Cloud property management software

* Online payments & full accounting
* Automatic listing syndication & Vacancies marketing
* Online rental applications & tenant screening
* Contacts management
* Team Management
* Maintenance requests & equipment tracking
* Rental agreements, notices & e-sign
* Lead generation & Renter Leads
* On-demand printable reports
* Renters insurance tracking

Online payments  
Collect rent and other payments online. You can accept ACH, PayPal, and any other debit and credit card payments.  
  
Full accounting  
Store receipts and manage your accounting all in one place. Get financial and rental reports whenever you want.  
  
Automatic listing syndication  
Increase the number of potential tenants by posting your vacant rentals to TC Rentals, which is TenantCloud's personal listing resource, and various other listing websites with just one click.  
  
Free listing website  
Set up a free custom website to market your vacancies in just a few minutes. Add beautiful photos, a video tour, and other information to find new tenants with ease. Receive tour schedules, listing inquiries, and questions online. Accept rental applications and application fees online.  
  
Online rental applications  
With the help of your marketing website, you can receive and manage rental applications right in your TenantCloud account. Customize the rental application template, add your own terms and files, and set pre-approve settings and application fees. Change statuses and track the applicant’s activity in the application timeline.  
  
Tenant screening  
Make only smart decisions by screening potential tenants to discover all the important information you need to know. The process is incorporated into your account, and the report is attached to every application. Accept only the best tenants!  
  
Contacts management  
Store all contacts in your TenantCloud account where you can view, add, and manage their profiles, as well as add notes, files, and reminders. Timeline allows you to have an overview of the contact’s activity and keep track of updates.  
  
Team Management  
Invite your team members and manage your rentals together under the same account. You’ll be able to customize their permissions to manage properties, listings, online payments, maintenance, and more.  
  
Maintenance requests & equipment tracking  
Manage and store one-time and recurring visual maintenance requests and assign those to your local ServicePros online. Set service reminders to schedule things like smoke detector testing or quarterly walk-throughs. Communicate with tenants and professionals on every issue.  
  
Rental agreements, notices & e-sign  
Add your own rental lease agreements and notices easily with a document builder and ready-to-use presets. Go paperless and collect signatures on every form and any device with TenantCloud’s built-in e-sign feature.  
  
Lead generation & Renter Leads  
Find new renters with ease by inviting potential tenants to apply for your vacant rentals. With Renter Leads, the system analyzes your vacancies and recommends applicants. View all prospective tenants and follow their journey in TenantCloud built-in Lead Tracking Tool  
  
On-demand printable reports  
Our various financial and rental reports provide you with the most relevant data quickly and easily for you and your clients. Review the report summary or apply filtering, sorting, totaling, and grouping criteria to generate the report you need. Print or export reports to PDF/Excel files.

**Property Market Report**

Financial Report

**Tenant Screening Report**

Financial Report

**Property Expense Report**

Rental Report

**Lease Statement**

Financial Report

**Monthly Property Report**

Financial Report

**Operating Statement**

Rental Report

**Rent Roll**

Financial Report

**Tax Preparation Report**

Rental Report

**Tenant Statement**

Rental Report

**Provider Statement**

Rental Report

**Contacts Report**

Rental Report

**Maintenance Report**

Financial Report

**Online Payments Report**

Financial Report

**General Expense Report**

Financial Report

**General Income Report**

Rental Report

**Deposit Details Report**

Calculator

**Amortization Tracker**

Calculator

**Depreciation Tracker**

Rent Manager

Rent Manager is a software system for both residential and commercial real estate entities with portfolios of any size. The accounting component of Rent Manager has full integration and includes everything from standard to advanced functionality, including accounts receivable and accounts payable, import payroll, create budgets, run financial reports, perform bank reconciliations, and track owner-financed loans.

Rent Manager is available as an online version and a stand-alone version. The online version includes all the functionality of the stand-alone version, but includes automatic updates and bi-hourly data backups. The online version can be accessed remotely, and access points can be customized to restrict access to only specific parts of the system.

Pros:

* Ease of use
* Efficient
* Enabling creation of reports, letters, and media

Cons:

* Transition issues, lost of owner information during transition
* Not all teach support staff are helpful
* API information to Zillow is delayed >3 days
* Not visually appealing

Leasequery

Summary:

LeaseQuery is cloud-based lease accounting software for lessees/tenants reporting under FASB and IFRS as well as both lessees and lessors reporting under GASB.

Pricing:

N/A

Functions:

**ASC 842 Lease Accounting Software**

LeaseQuery’s ASC 842 software is proven to unlock new efficiencies and simplify accounting for leases. The cloud-based solution sets users up for day one and long-term compliance.

Accurate Reporting

Reports and disclosures required for ASC 842 compliance made available out of the box. Custom reports are also available based on any allocation, for any time period you choose.

Central Repository

Make the auditing process more efficient and transparent by giving management and external auditors access to download all necessary and compliant lease documents.

**IFRS 16 Lease Accounting Software**

Support for Your Internal Controls

With so many new leases on your balance sheet, it’s important that the system supports your internal controls. Data entry validation (one person enters a lease and another is required for approval) and role-based access (control over how much access users have) prevent inaccurate information from being introduced into the system.

Translation and Remeasurement

IFRS 16 requires lessees to remeasure the [lease liability and right-of-use asset](https://leasequery.com/blog/right-of-use-asset-lease-liability-asc-842/) when there are changes in future payments. For all necessary leases, such as those based on CPI, the system you choose should automatically perform this function.

Multi-Currency Reporting

Does the software accurately calculate and report on your leases in the correct currency? Whether your lease payments are in British Pounds, Euros, or Japanese Yen, your IFRS 16 solution should perform this function without issue.

Data Intelligence

To save you time and ensure your accuracy, your lease accounting software should be built with the complexities of IFRS 16 in mind. [Practical expedient elections](https://leasequery.com/blog/practical-expedient-asc-842-ifrs-16/), borrowing rate charts, and useful life charts are just a few of the data intelligence features that you’ll need.

**GASB 87 Lease Accounting Software**

Cloud-based Software Solution

Keep your leases in a centralized location

Access your leases anywhere there’s an internet connection

Track lease modifications in real-time

[SEE ALL THE FEATURES](https://leasequery.com/solution-features/)

Secure and IT Approved

Stringent validation protocols ensure all updates are approved

Track all leases without risk of data breaches or human error

Levels of access allow you to let your employees view only the information they need

[SEE ALL THE FEATURES](https://leasequery.com/solution-features/)

Automation of   
Critical Alerts and Reports

Custom and canned reporting help provide transparency to your auditors

Provide disclosures in GASB 87 or legacy GASB 13

Custom alerts remind you of critical dates for payments, renewals, and more