Introduction

The sites to be analysed are :-

* Appfolio - <https://www.appfolio.com/features>
* Buildium - [https://www.buildium.com/features](https://www.buildium.com/features/%3C)/
* Rentecdirect - https://www.rentecdirect.com/features
* Storedge - https://www.storedge.com/
* Rentmanager - https://www.rentmanager.com/

Most of the features in the above mentioned applications are redundant as they are all property management applications and thus the following is a compilation of the two feature heavy sites namely; Appfolio and Buildium and the features from the other sites that are distinctive or unique.

1 . Buildium

**Accounting**

* Bank reconciliation.
* Cheque and Deposit management
* Scheduled payments and one offs.
* Link account and automatic reconciliation.
* Income, cash-flow and other statements.
* Track company financials, cash in the bank, unpaid bills and profit and loss statements.
* Easy to use forms to add expenses and income.
* Electronic payments
  + Application fee
  + Rent
  + Recurring monthly payments
  + Pay vendors from bank
* Tenant portal
  + View their payment history.
  + Download a copy of their lease.
  + Pay rent online.
  + Submit work orders and track status.
  + Announcements for the announcements board.
* Document Storage
  + Leases
  + Floor plan
  + Extension reports
  + Lease addendums
  + Receipts and reports to all the transactions done.
* Maintenance Request
  + Attach videos and images to request, contain a subject and description.
  + Add recurring tasks to your maintenance list.
* Integrate to happy inspector.
  + Inspection reports.
  + Generate work orders from the inspection reports.
* Rental Listing
  + Create listing
    - Detailed descriptions
    - List of amenities
    - Pictures and video
  + Syndicate service integration
* Rental Application
  + Custom application forms.
  + Online application fee.
  + Applicant screening
* Free customizable website
* Lease
  + Sign electronically
  + Create online leases and attach areas for signatures
  + Track how much has been signed on your lease applications

2. AppFolio

**Marketing**

* Professional websites
  + Fully responsive websites.
  + SEO optimized
  + SOcial Media Integration
  + Customizable
* Rent Comparison Tool
  + Based on the geographic location
  + Size and bedroom count.
* Marketing Campaigns
  + Advertise unit types not the exact unit.
  + Run multiple campaigns simultaneously.
  + A vacancy dashboard for all the vacant properties.
* Vacancy Posting
  + Post on professional website
  + Post on the various third-party listing sites.
  + Allow to advertise commercial spaces by rent per square foot.
  + Premium Leads
* Guest Cards - Online application integrated with the application generate reports on which channels are getting the most leads.
* Owner Portal (This is the portal a manager managing properties for various owners can have their owners manage or overlook their properties through)
* Instant access to shared documents.
* Provide personalized owner packets containing invoices, work orders, or statements.
* E-Payment
  + Allow managers to pay the owners.
  + Allow for paying for the vendors.
  + Allow for easy owner contributions transactions.
* Handle lost password moments.
* Bank reconciliation.
  + Two factor authentication for outbound payments.
* Text messaging.
* Rent and Leasing Management.
* Built In Tenant Screening Services
* Customizable online lease agreement feature.
* Send online lease renewals and addenda to existing residents
* In -Text messaging
* Customized Emails for Residents and Owners.
* Task Management
* Online Renter Portal
  + Payments
  + Maintenance
  + Property Info
  + Dashboard
* Task Management
  + Schedule
  + Track
  + Follow - up
* Calendar
  + Move -In, Move - Out and Lease termination events on a central calendar.
* Schedule Rent Increase
* Universal Search

**Accounting and Reporting**

* Customizable reports on the various statements
  + Owner Statement
  + Income Statement
  + Cash Flow Statement
  + Balance Sheet
  + Trial Balance
  + Bank Account Activity
  + Delinquency
  + Rent Roll
  + Aged Receivables
  + Aged Payables
  + Leasing Summary
  + Owner Summary
  + Lease Expiration
  + CAM Reporting
  + Association Reports
  + E.t.c
* Online Rental / Application fee Payment
* Tenant debt collections
* Ratio Utility Billing
* Common area tracking and reconciliation
* Management of holding and security deposits
* Automatic late fees
  + Globally
  + Properties Group
* AP approval feature.
* Data Security
  + Role Based Security
  + Two Factor Authentication

**Maintenance**

* Maintenance Request
  + View Open or Closed Maintenance Requests
* Work Order
* Inspections
  + Upload images directly from device.
  + Speech To Text Conversion

**Points to note:**

* None of the property management applications handle their own listings but instead integrate their app in a way it can push listing to already existing property listing web applications, and then link the application back to the property manager.
* All the web applications aim to handle all the accounting for the property manager, as well as provide online payment methods for each transaction type and produce various customized reports / statements based on the user’s requirements.
* Property types in most of the applications are already pre-configured and are not left up to the user to create.
* Most of the applications support in app messaging and have mobile applications to supplement the web applications, with others providing ability to customize emails and messages and scheduling them.
* The applications also contain a tenant screening capability that can be attached to a listing one listed out.
* Electronic signatures are used by all the applications for their documents.