THE PROFIT PROPERTY

A BUYER'S GUIDE TO PROPERTY MANAGEMENT SUCCESS



UNLOCK A RANGE OF HELPFUL FEATURES BY SELECTING THE BEST PROPERTY MANAGEMENT SOFTWARE TO MEET YOUR REAL ESTATE INVESTMENT GOALS. SAVE TIME AND MONEY WITH THE RIGHT TOOL TO BUILD AND RUN YOUR BUSINESS.





A Buyer's Guide to Property Management Success

As a landlord, you know that managing rental properties can be a lot of work. There are so many tasks to keep track of, from tenant screening and lease signing to rent collection and maintenance requests. And as your portfolio of properties grows, it can be even more challenging to stay organized and on top of everything.

That is why we have created the Buyer's Guide to Property Management Success. We received feedback and recommendations from over 300 landlords and property managers to fully understand the pros and cons of each software.

On the following page, we share our top picks based off their recommendations and our research. The rest of the guide is a quick snapshot of each software's features and pricing.

Each software is unique in the suite of tools that it offers. Only you know which tools you need most to help you automate and streamline all aspects of your rental business. Features include:

- Screening tenants more effectively with online applications
- Creating and signing leases electronically
- Collecting rent online and tracking payments
- Managing maintenance requests
- Keeping track of tenant records and communications
- Generating reports and analytics

Having the right property management software can save you time, money, and stress. It can also help you make better decisions about your rental business.

If you're a landlord or property manager who's looking for a way to simplify and streamline your rental business, then it may be time to add property management software to your toolbox. Shop our guide for quick comparisons. When you have your selection narrowed down, we have linked directly to the individual software websites so you have direct access to sign-up and begin managing more effectively.

The Profit Property participates in affiliate programs of services and products that we value and believe will be of benefit to our audience. This allows us to earn a small commission at no extra cost to you. For more information, please visit my affiliate disclosure page.



#1

Best Property Management Software for Landlords

The top pick for best property management software for landlords goes to <u>Rentredi</u>.Rentredi includes an all-in-one easy to use interface at a very reasonable price.

rentredi MAKE RENTING EASY

Runner Up - Property Mgmt. Software for Landlords

A close second place for best property management software for landlords is Innago. <u>Innago</u> provides a free robust platform with all the features you would expect.

nnago

<u>Runner Up - Property Mgmt. Software for Landlords</u>

<u>TurboTenant</u> tied for second place for best property management software for landlords. TurboTenant provides both a free and low-cost plan to easily get started self managing your properties.

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<u>Best Property Mgmt. Software for Property Managers</u>

The top selected software for property management specifically built for property managers goes to Buildium. Buildium is a powerful tool for those managing a large number of properties.



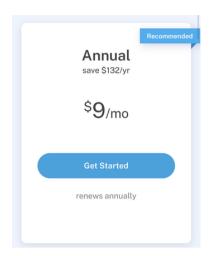
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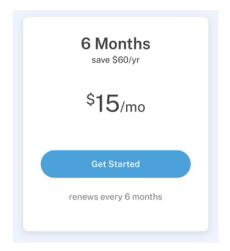
Best Financial Software for Rental Properties

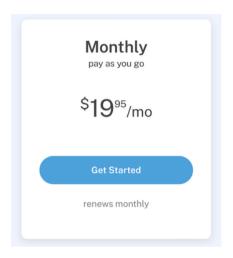
Baseline receives top marks for being the best financial software built specifically for independent landlords. Banking, rent collection and bookkeeping are all included and absolutely free.

Baselane









What do you get?

For Landlords

- Collect rent payments from mobile or web
- Accept ACH, cash, or credit card payments
- Allow partial or block payments
- Link multiple bank accounts, no additional charge!
- Secure tenant screening through TransUnion
- ✓ Full credit, criminal, and eviction report
- Simple, built-in prescreening questionnaire
- Tenants submit applications through tenant app
- Approved prescreened tenants can instantly submit applications
- Listings to Realtor.com and Zillow
- Free marketing and listing page from RentRedi
- Send in-app communication to your tenants

- Add your entire team to your RentRedi account with full permissions, at no additional cost
- Send automated receipts and rent reminders to tenants
- 5-second video with tenant-submitted maintenance requests
- Live customer support
- Lease signing & storage
- Upload & share documents via cloud file sharing
- Add-on premium maintenance
- Add-on rental property accounting software

For Tenants

- ✓ Pay rent via app with ACH, cash, or card
- Schedule auto-pay
- Add-on credit reporting to boost credit score through TransUnion
- ✓ Set up customized rent reminders
- Applications & prescreening forms (web & mobile!)
- ✓ Submit maintenance requests
- Access to affordable renter's insurance





Direct, Personal Support Dedicated Innago Account Rep Phone and Email Support Convenient In-App Help Resources Late Fees & Invoice Automation	FREE	FREE	-
Account Rep Phone and Email Support Convenient In-App Help Resources Late Fees & Invoice	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓		
Support Convenient In-App Help Resources Late Fees & Invoice	✓ ✓ ✓ FRFF	*	
Help Resources Late Fees & Invoice	✓ FREE	~	
	FRFF		
	FRFF		
	. NEE	FREE	-
Custom, Recurring Invoices	~	~	
Automated Late Fee Settings	~	~	
Receipt and Image Storing	~	~	
Online Leasing & Document Storage	FREE	FREE	-
Digital Signatures	~	~	
Unlimited File Storage and Sharing	~	~	
Status Tracking	~	~	
Online / Mobile Signing	~	~	
Financial Tracking & Reporting	FREE	FREE	-
Dynamic Reporting	~	~	
Exportable Data	~	~	
Bank Deposit History	~	~	
Status Tracking and Invoice Control	~	~	

Work Order Tracking	FREE	FREE	-
Tenant Maintenance Request Portal	~	~	
Picture / Video Upload	~	~	
Ticket Forwarding	~	~	
Maintenance Users	~	~	
Communication & Messaging	FREE	FREE	-
Tenant Communication Tools	~	~	
Automated Payment Reminders	~	~	
Email Templates and Archive	~	~	
Custom Applications & Tenant Screening	FREE	See More	-
Customizable Application Builder	~	~	
Criminal, Credit, and Eviction History	~	\$30-35	
Embeddable Link for Marketing	~	~	

Online Rental Payments	FREE	See More -
ACH Payments	~	\$2*
Credit / Debit Card Payments	~	2.99%
Single Business Day Funds Delivery	~	~
Automated Debits	~	~
*If you're feeling gen the online transaction	,	







FREE

\$0/mo

- Unlimited Properties
- Rental Advertising »
- Lead Management
- Applications & Screening (paid by renter)
- Rent Payments »
- Rent Reporting »
- Expense Tracking
- Maintenance Requests
- Messaging
- Ocument Management
- 7 Days A Week Support

PREMIUM

\$8.25/mo

Billed annually, at \$99 per year, and includes unlimited properties.

Learn more about Premium.

Everything you get as a free user, plus:

- Expedited Rent Payouts
- Connect Unlimited Bank Accounts
- Waived ACH Fees for Renters
- Faster Listing Review
- Access to Income Insights
- Lower Application & Screening Fee
- Unlimited State-Specific Lease Agreements
- Unlimited Lease Addendums
- Unlimited E-Signatures
- Landlord Forms Pack
- Phone Support
- Priority Chat Support

RENTER PRICING

What Your Renters Pay

Application & Screening F Paid upon completion of an application or screening report.	with
Online Rent Payments	
Bank Transfer (ACH) *Renters are charged \$2 ACH fee without Premium Plan	\$0*
Credit / Debit Card	3.49%
Rent Reporting » Can opt in to build their credit score when they pay rent on time.	\$4.99 /mo
Renters Insurance » Optional purchase through SURE.	STARTS AT





Unlimited

Free

- ✓ Syndicated Listings
- ✓ Background Screening
- ✓ State-Specific Leases
- ✓ Online Rent Collection
- ✓ Maintenance Tracking
- ✓ Tenant Portal
- ✓ Property Accounting

START FOR FREE

Unlimited Plus

\$7/unit

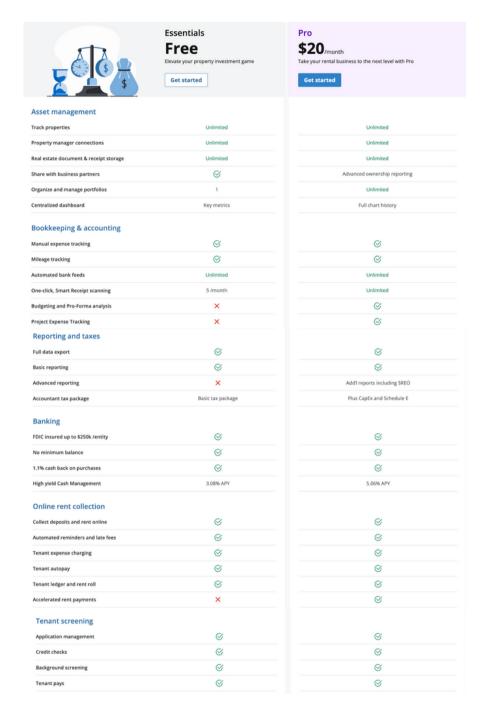
All unlimited features, PLUS:

- ✓ FastPay Rent Payments
- ✓ Waived ACH Fees
- ✓ Customizable Applications
- ✓ Customizable Leases
- ✓ Clone Lease Agreements
- ✓ Create Property Websites

ACCESS UNLIMITED PLUS



STESSA







Buildium® A RealPage Company

What's included in every

- Accounting
- Maintenance
- Tasks
- Violations
- Online Portals
- · Resident & Board Member

Communications

Essential starting at \$52/mo

Your portfolio is taking off and you're ready to up your game. Get the essentials to automate your day-today and get your business running from a central platform.

Growth

ou're growing and need the right tols to take you there. Grow from ssential with additional features, port, and performance insights to help you optimize.

START FREE TRIAL

Accounting, Maintenance, Tasks,

Violations, Resident & Board Member

Communications, and Online Portals

available for purchase

Tenant Screening & Enhanced Tenant

unlimited eSignatures

Incoming EFT: Transaction fees waived ||

Outgoing EFT: \$0.50 per transaction II Credit Cards: 2.99% per transaction

5 free bank accounts; \$99 per bank

account

Premium starting at \$479/mo

You're operating at a whole new level and need the foundation for your business to scale. Get everything in Growth plus Open API, insights-toaction, and the opportunity for money back in your pocket.

START FREE TRIAL

Extra 15% annual discount when residents use select services*

Features

Included in every plan

Free Marketing Website

New Client Leads, Powered by All Property Management

Property Inspections

Tenant Screening

eSignatures

Online Payments

Bank Account Set Up Fees

Standard Reports

Performance Analytics and Insights

Business Analytics and Insights

Open API

Buildium Rewards*

Support

Ticket Support

Live Phone Support

Priority Support

Onboarding

Dedicated Growth Consultant for New Client Leads

Accounting, Maintenance, Tasks, Violations, Resident & Board Member Communications, and Online Portals

\$5 per eSignature

Incoming EFT transaction: \$1.25 || Outgoing EFT: \$0.50 per transaction || Credit Cards: 2.99% per transaction

\$99 per bank account

available for purchase

Starting at \$40/month

Tenant Screening

available for purchase

additional fees apply

Accounting, Maintenance, Tasks, Violations, Resident & Board Member Communications, and Online Portals

available for purchase

Tenant Screening & Enhanced Tenant

unlimited eSignatures

Incoming EFT: Transaction fees waived II Outgoing EFT: \$0.50 per transaction || Credit Cards: 2.99% per transaction 5 free bank accounts; \$99 per bank account

additional fees apply





Try it for free for 30 days. No credit card required.

ESSENTIALS

\$10/m

√ 3 units included

√ Access to all features

GROWTH

\$20/m

✓ 10 units included

√ Access to all features

INVESTOR

\$40/m

price after trial

√ 20 units included

√ Access to all features

PROFESSIONAL

\$70/m

✓ Unlimited units included

√ Access to all features

All Plans Include



NO LONG-TERM CONTRACTS

We offer simple, affordable, and transparent pricing based on your portfolio size with no long-term contracts required.



ADD PROPERTIES

Quickly create a property with just a few details.

Single or multi-family, Long-term or shortterm, fix and flip or buy and hold.



ADD ACCOUNTS

Add your rental bank, mortgage, loan, or credit card accounts.

Link your bank account electronically for easy automatic transaction import.



KEEP YOUR BOOKS

Categorize your transactions to track income and expenses.

Use matching rules and payment templates to speed up your bookkeeping.



PULL REPORTS

View your P&L or cash flow by property - no setup required.

You can also produce your portfolio's balance sheet, Schedule E's, and more.



FIXED ASSET SCHEDULE

Track your assets and their basis.

Record and report depression expenses by property.





Early

\$6.50

50% off the current price of \$13 USD per month for 3 months.

Terms apply*

Good for sole traders, new businesses, and the selfemployed.

- ✓ Send quotes and 20 invoices[†]
- / Enter 5 bills
- / Reconcile bank transactions
- Capture bills and receipts with Hubdoc
- Short-term cash flow and business snapshot
- × Bulk reconcile transactions
- X Use multiple currencies
- X Track projects
- X Claim expenses

Growing

\$18.50

50% off the current price of \$37 USD per month for 3 months. Terms apply*

Good for growing small businesses.

- ✓ Send invoices and quotes
- / Enter bills
- / Reconcile bank transactions
- Capture bills and receipts with Hubdoc
- ✓ Bulk reconcile transactions
- Short-term cash flow and business snapshot
- X Use multiple currencies
- X Track projects
- X Claim expenses

Established

\$35

50% off the current price of \$70 USD per month for 3 months.

Terms apply*

Good for established businesses.

- Send invoices and quotes
- / Enter bills
- / Reconcile bank transactions
- Capture bills and receipts with Hubdoc
- ✓ Bulk reconcile transactions
- ✓ Use multiple currencies
- Track projects
- / Claim expenses
- ✓ View in-depth analytics

Visit XERO Website



Everything You Need to Manage Your Rental Property Finances

Powerful financial tools that put you in complete control of your rental finances.

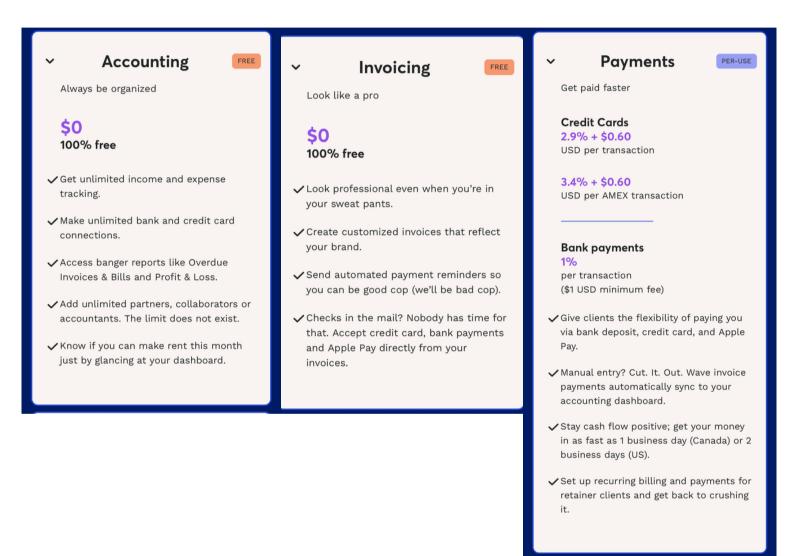
Baselane Banking	Free
Instant online account opening	~
Accounts for individuals and businesses (LLCs, corporations and partnerships)	~
No minimum deposit or balance	~
No monthly fees or ACH transfer fees	~
Dedicated accounts by property	~
Virtual account to separate security deposits, savings and more	~
High-yield 4.25% interest on all balances (71x national average)*	~
Up to 5% cash back on debit card spend†	~
Apple and Google Pay support	~
Bank from anywhere with an intuitive, digital-first experience	~

Rent Collection	Free
Collect recurring rent payments into a Baselane Banking or external bank account	~
Collect security deposits & one-time or recurring fees	~
Fast payments: get paid in as fast as 2 days	~
Automated late fee settings	~
View payment history	~
Edit & manage invoices	~
Automated payment notifications & reminders	~
High daily payment limits (no limits like Venmo or Zelle)	~
Tenant platform to pay on any device	~
Tenants payments via ACH, Credit or Debit Card	~
Tenant auto-pay	~

Bookkeeping	Free
Seamless integration with Baselane Banking or your existing bank accounts	~
Automated transaction importing	~
Manage unlimited properties	~
Tag income and expenses by property and Schedule E category	~
Income statements by property & portfolio	~
Cash flow analytics by property & portfolio	~
Real-time visibility into data	~
Easy search and filtering	~
Unlimited reports	~
Export reports to CSV	~
Makes tax time a breeze	~











venmo 2 zillow Zelle S Cash App

Other Tools for Rent Collection

Other tools that were recommended specifically for rent collection include Venmo, Zelle, Zillow and Cash App. Zillow's platform includes more features for real estate investors but the others are solely designed for just the exchange of funds.