



Residential Property Management And Real Estate Services

9465 Counselors Row, Ste. 200

Indianapolis, IN 46240

317-883-9790

www.IndianapolisPropertyManagement.com



Residential Property Types Managed

- Single Family
- Multi-Family

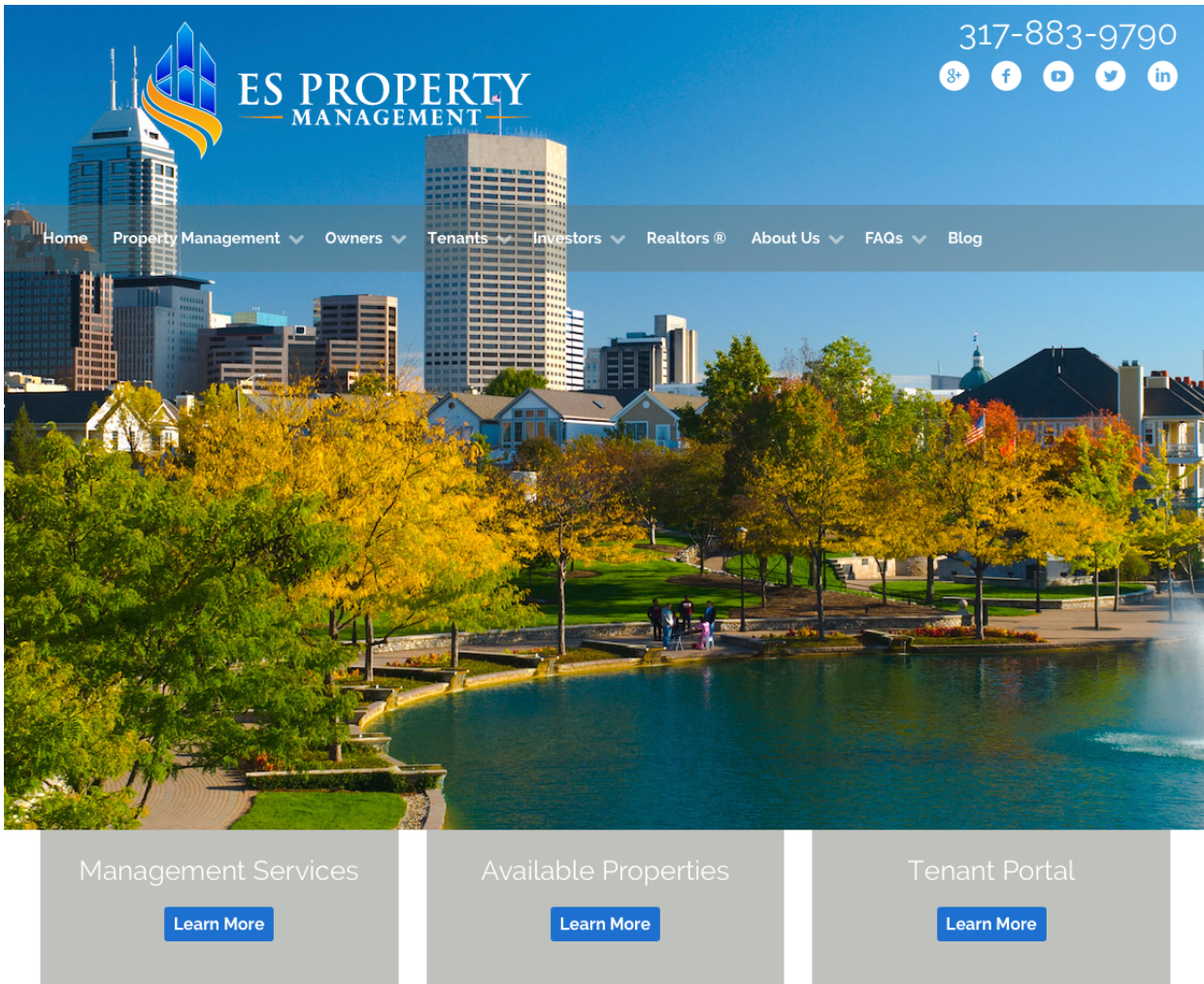
Property Services:

- **More effectively market your properties and fill vacancies sooner.** We 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.** We provide rental comparisons showing actual 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, resident screening includes standard background and credit checks along with past rent payment history. Screens can be completed in minutes – enabling us to place the highest quality residents quickly.
- **You will be paid faster and more securely.** We deposit funds directly into your bank account. No more waiting for a check in the mail.
- **Collect rent faster with online payment options.** Modern residents expect easy, online payment options. We give residents three convenient ways to pay electronically (Cash, E-check, or with a credit card). Credit loss is reduced.
- **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 can also include maintenance invoices and additional reports you request.
- **Handle property maintenance issues faster.** We use electronic work-orders and communication with vendors so we can quickly resolve issues. At your request, we can email you a copy of the work order and relevant information giving you real-time updates.
- **Rehab/Remodel Supervision.** With over 30 years in the construction industry we can supervise any major improvements upon acquisition, or at a later date



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.



Welcome to ES Property Management

Robust Marketing







We can efficiently market your properties and fill vacancies faster using AppFolio's leasing dashboard, vacancy postings, and website integration.

Leasing Dashboard

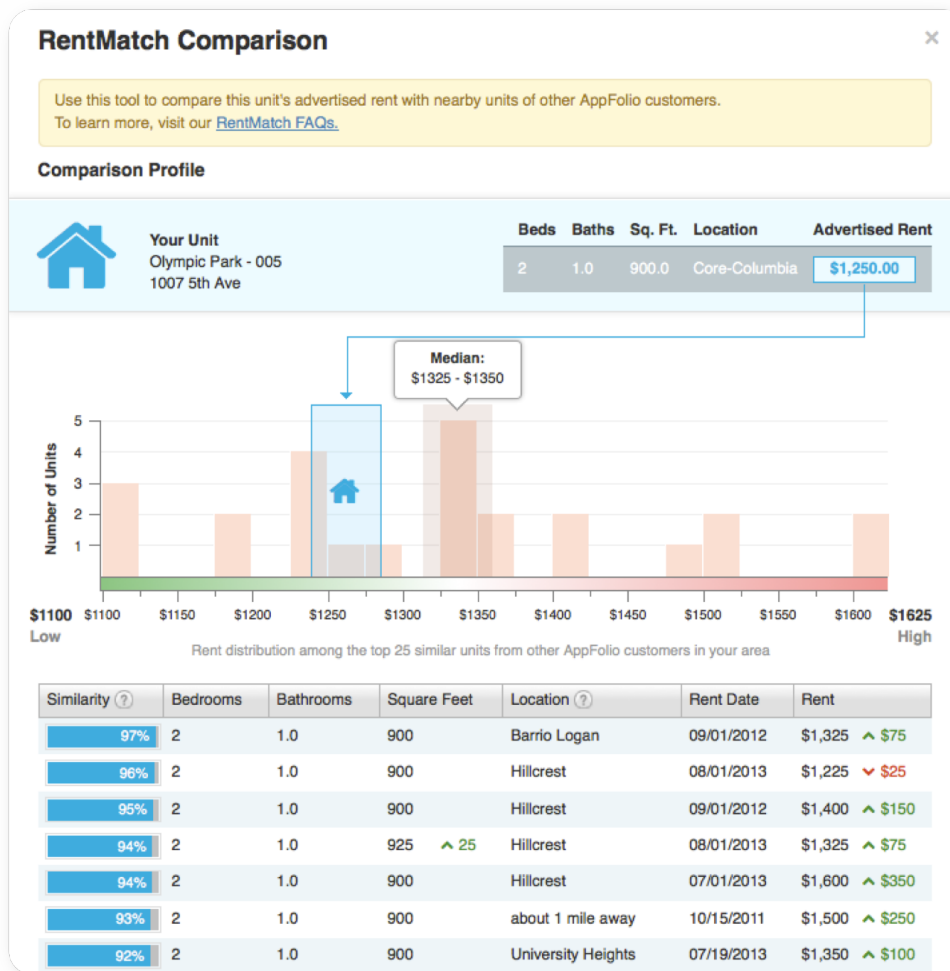
- › Our team can quickly view information on available and soon-to-be available units and track the progress.
- › All of the information is at our fingertips including guest cards and access to rental applications submitted. This makes it easy to track and improve on the effectiveness of our marketing efforts.

Average days vacant: 10 ?

 7 Photos & Video	Olympic Park - Sedona 1007 5th Ave San Diego, CA 92101 Beds: 2 Baths: 1 Sq Ft: 900 Market Rent: \$1,400.00 Available Now!	Vacant For 30 days <table border="1"> <tbody> <tr> <td>Our website</td> <td>Not posted</td> <td>post</td> </tr> <tr> <td>Internet <small>?</small></td> <td>Not posted</td> <td>post</td> </tr> <tr> <td colspan="3">Post Vacancy Manually</td> </tr> <tr> <td colspan="3">Remove from Vacancies List</td> </tr> </tbody> </table>	Our website	Not posted	post	Internet <small>?</small>	Not posted	post	Post Vacancy Manually			Remove from Vacancies List		
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 6 Photos & Video	Olympic Park - Tucson 1007 5th Ave San Diego, CA 92101 Beds: 3 Baths: 1 Sq Ft: 900 Market Rent: \$1,600.00 Available Now!	Vacant For 11 days <table border="1"> <tbody> <tr> <td>Our website</td> <td>Not posted</td> <td>post</td> </tr> <tr> <td>Internet <small>?</small></td> <td>Not posted</td> <td>post</td> </tr> <tr> <td colspan="3">Post Vacancy Manually</td> </tr> <tr> <td colspan="3">Remove from Vacancies List</td> </tr> </tbody> </table>	Our website	Not posted	post	Internet <small>?</small>	Not posted	post	Post Vacancy Manually			Remove from Vacancies List		
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Remove from Vacancies List														
 7 Photos & Video	Olympic Park - Mesa 1007 5th Ave San Diego, CA 92101 Beds: 1 Baths: 1 Sq Ft: 800 Market Rent: \$1,175.00 Available Now!	Vacant For 4 days <table border="1"> <tbody> <tr> <td>Our website</td> <td>Not posted</td> <td>post</td> </tr> <tr> <td>Internet <small>?</small></td> <td>Not posted</td> <td>post</td> </tr> <tr> <td colspan="3">Post Vacancy Manually</td> </tr> <tr> <td colspan="3">Remove from Vacancies List</td> </tr> </tbody> </table>	Our website	Not posted	post	Internet <small>?</small>	Not posted	post	Post Vacancy Manually			Remove from Vacancies List		
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Remove from Vacancies List														
 7 Photos & Video	Olympic Park - Sante Fe 1007 5th Ave San Diego, CA 92101 Beds: 1 Baths: 1 Sq Ft: 800 Market Rent: \$1,325.00 Available On: 01/01/2014	Vacant For 3 days <table border="1"> <tbody> <tr> <td>Our website</td> <td>Posted</td> <td>unpost</td> </tr> <tr> <td>Internet <small>?</small></td> <td>Not posted</td> <td>post</td> </tr> <tr> <td colspan="3">Post Vacancy Manually</td> </tr> <tr> <td colspan="3">Remove from Vacancies List</td> </tr> </tbody> </table>	Our website	Posted	unpost	Internet <small>?</small>	Not posted	post	Post Vacancy Manually			Remove from Vacancies List		
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Remove from Vacancies List														

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.



RentMatch Comparison

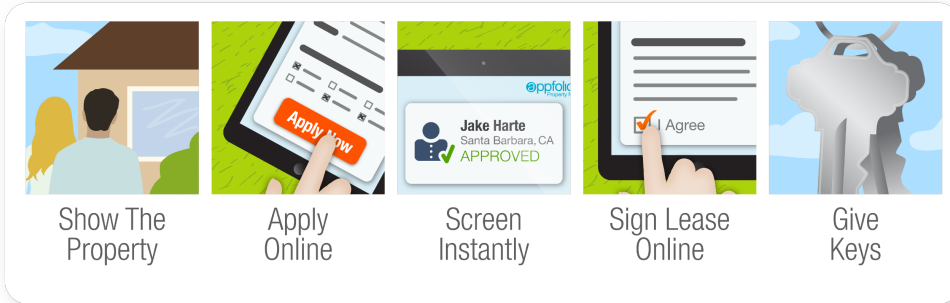


Appealing To The Modern (Mobile) Renter



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.






Online Rental Applications

Prospective residents can fill out guest cards and apply online giving us the ability to capture their information in real time and approve these residents even faster. The online application is even mobile friendly!

Rental Application

Lenzen, LLC
☎ (805) 555-8585



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



[Get Started](#)

Before you begin

- Your contact info
 - > Where you've lived
 - > Your housemates
 - > Personal information
 - > Your income
 - > Questions
 - > Review and confirm



Rental Application



Finding The Best Residents

Resident Screening is centralized in 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 allows us the unique opportunity to choose the most qualified resident for your property while they are still interested.

7/8/13
JOHN DOE - Tenant Screening Report
REPORT DATE: 07/07/2013

TENANT SCREENING REPORT

powered by ppfolio Property Manager

APPLICANT SUMMARY

APPLICANT INFORMATION

NAME	SSN	XXX-XX-6789	✓ VERIFIED
JOHN DOE	DOB	05/17/1961	
	CURRENT ADDRESS	1951 MADISON ST, LARAMIE, WY 82070-6001	
	PREVIOUS ADDRESS	1016 MILL ST, LARAMIE, WY 82072-1848	

CREDIT SUMMARY

FICO Score 535 The credit report includes 3 potentially negative items.

TRADES	ESTIMATED MONTHLY PAYMENT	DELINQUENCY HISTORY (2 YEAR)	COLLECTION ACCOUNTS
TOTAL 15	\$406	30+ DAYS 10	0
OPEN 0		60+ 10	
NEGATIVE 3	TOTAL PAST DUE AMOUNT \$890	90+ 5	COLLECTIONS BALANCE \$0

NEGATIVE TRADES SUMMARY (3)

CREDITOR	TYPE	LAST UPDATED	STATUS	HIGH BALANCE	PAST DUE AMOUNT	CURRENT BALANCE
BANK OF AMERICA	Revolving	01/12/2013	Past Due	\$3,173	\$466	\$3,173
BANK OF AMERICA	Revolving	01/27/2013	Past Due	\$2,706	\$289	\$2,706
CHASE	Revolving	02/04/2013	Past Due	\$8,200	\$123	\$1,789

Showing 3 of 3

RENT PAYMENT SUMMARY

4 The RentBureau report includes 4 potentially negative items.

TOTAL PROPERTIES	PAYMENT HISTORY (2 YEAR)	TOTAL AMOUNT OUTSTANDING
4	On-time 14	\$3,700
	Delinquent 2	
TOTAL NEGATIVE ITEMS 4	Write-offs 2	

NEGATIVE TRADES SUMMARY (4)

CREDITOR	TYPE	LAST UPDATED	STATUS	HIGH BALANCE	PAST DUE AMOUNT	CURRENT BALANCE
Apartment Company	Revolving	03/27/2007	Write-Off	\$1,000	\$500	\$500
Compliant Homes of Tomorrow	Revolving	03/27/2007	Write-Off	\$1,100	\$1,100	\$1,100

RENT PAYMENT HISTORY

Provided by Experian RentBureau

PROPERTY	STATUS	STATUS DATE	MOVE IN	MOVE OUT	RENT AMOUNT/ ORIGINAL AMOUNT	TOTAL OUTSTANDING	PAYMENTS (2 YEAR)
1 Apartment Company Alexandria, VA	Write-Off	03/27/2007	02/01/2013		\$1,000	\$500	On-time 3 Delinquent 1 Write-offs 1
24 MONTH PAYMENT HISTORY							
2012							
JUL JUN MAY APR MAR							
WO ✓ ✓ ✓ D ✓							
2 Compliant Homes of Tomorrow Orlando, FL	Write-Off	03/27/2007		02/01/2012	\$1,100	\$1,100	On-time 11 Delinquent 1 Write-offs 1
24 MONTH PAYMENT HISTORY							
2012: 2011							
JAN DEC NOV OCT SEP AUG JUL JUN MAY APR MAR FEB JAN							
WO ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ D ✓ ✓ ✓ ✓ ✓ ✓ ✓							

EVICTION HISTORY

2 2 evictions reported

CRIMINAL HISTORY

Tenant Screening Report



Sign The Lease Online

The lease automatically pulls in data from the renters 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 Portal so the resident can print a copy at any time. This is the most advanced and modern approach to lease signing and we're proud to offer it!

Legacy Creek
388 Cranley St • Cranlytown, CA 93117
 222) 222-2222

1

Residency and Financials

1.1 PARTIES AND OCCUPANTS

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

Jennifer Robinson, Amy Love

and us, the property management company:

Legacy Creek

You've agreed to rent the property located at

**5012 Luckman Way
 Elk Grove, CA 95757**

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 AGREEMENT

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

ACCEPTANCE

- Sign and Accept

1.2 LEAS

The terms i and thereaf herein, save

1.3 REN

You shall p rent amoun

Every mon

5

Sign and Accept

5.1 ACCEPTANCE OF LEASE

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda. You will receive a printed contract for your records.

X _____
Jennifer Robinson

X _____
Amy Love

LEASE AGREEMENT

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

ACCEPTANCE

- Sign and Accept

Online Lease Agreement

Online Rent Payments

We offer the option for residents to conveniently pay their rent online 24/7 instead of mailing checks. They can pay once, establish a recurring payment, or make a last minute payment. With a variety of online payment options including E-Check, Credit Card, and Electronic Cash Payments, funds are deposited faster and more securely. The online tenant portal is completely integrated with our accounting records and residents really appreciate the convenience and accessibility the online services provide them. Our team is so much more efficient without the need to shuffle checks and drive to the bank.



The image displays the AppFolio Payments Platform interface. On the left, a graphic shows a laptop with the AppFolio logo and icons for E-Check, Credit Card, and Electronic Cash Payment. Below this is the text "AppFolio Payments Platform".

The main interface shows the "INTERWEST MANAGEMENT" logo and contact information: (805) 617-2134. A "Rental Information" box lists the address: 1007 5th Ave, San Diego, CA 92101. There is a "Notice of Tenant Liability Insurance" with a disclaimer: "Please note: This is not renters insurance. Personal belongings are not insured."

Navigation links include Home, Payments, and Maintenance. Two main buttons are visible: "Make a payment" and "Set Up Auto Pay".

The "Current Bills" section contains the following table:

Item	Amount
Utility charge for Water from 07/26/2013 to 08/26/2013 Due 08/26/2013	\$2.07
Rent Due 09/01/2013	\$499.00
Tenant Liability Insurance Due 09/01/2013	\$9.50
Balance Due	\$510.57

Below the bills is a "New Maintenance Request" button. A "Maintenance Requests" section shows a request for "Maintenance Request #426 from 08/26/2013" created by "You" with a status of "Received". The description reads: "Flooding occurred last night in the kitchen. Please help."

Overlaid on the bottom left is a "Pay RENT with Cash at 7-Eleven" flyer. It includes the following text:

Pay RENT with Cash at 7-Eleven
Pague su alquiler en efectivo en 7-Eleven

Total Security. Total Convenience.

- ✓ Pay instantly... AVOID LATE FEES!
- ✓ Pay rent with cash at any 7-Eleven, any time
- ✓ No more money orders
- ✓ Keep your receipt for proof of payment

Seguridad Total. Comodidad Total.

- ✓ Pague inmediatamente... ¡evite cargos por pagos atrasados!
- ✓ Pague el alquiler en efectivo en cualquier 7-Eleven en cualquier momento
- ✓ No más girores bancarios
- ✓ Guarde su recibo como prueba de pago

Take this Payslip to any 7-Eleven and tell the clerk to follow the instructions below.
A \$3.99 processing fee applies. \$1,500 maximum per transaction.
Lleve esta boleta de pago a cualquier 7-Eleven y dígale al cajero que siga las instrucciones de abajo.
Se aplicará una cuota de \$3.99 por procesamiento, máximo \$1,500 por transacción.

7-Eleven Clerk Instructions:

1. Ask customer what amount to pay
2. Press (LOAD) Button on POS
3. Scan barcode
4. Get payment from customer
5. Return Payslip and provide receipt

Cheri Anderson
1233 Village Drive
81 Danado Hills, CA 95762
*For help call 800.714.6624.24/7

Online Rent Payments



Our Team Is Extremely Efficient



Maintenance Requests and 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!

RIVERSTONE
APARTMENTS
Riverstone Apartments
 1007 5th Avenue
 San Diego, CA 92101
 Phone - (805) 617-2134

To:
Top Notch Plumbing
 P.O. Box 2563
 Forest Park, CA 30298
 Office - (720) 436-7819

Work Order #	156
Status	Completed
Created On	10/18/2013
Estimate Requested On	10/18/2013
Estimated On	10/21/2013
Scheduled On	10/22/2013
Completed On	10/22/2013
Tenant(s) Notified	Yes
Permission to Enter	Yes
Job Site	Olympic Park - 003 1007 5th Ave San Diego, CA 92101
Maintenance Limit	\$500.00

Tenant(s)

Name	Erik Sandoval
Phone Numbers	Phone - (555) 969-7823

Description

I am having some serious issues with our plumbing. There is no pressure in our kitchen or hallway bathroom. Please help. - Erik Sand

Vendor Instructions

Please contact tenant and schedule a time to complete the following: Contact Jonathan Hart once completed.
 - Water pressure in kitchen
 - Water pressure in hallway bathroom

Details

Account	Statement Description	Amount
6450-00: Plumbing	Fixed pressure issue	125.00
Total:		125.00

Created By: Customer Service

Authorized By: _____

Signed By: _____

Dated By: _____

Invoice #: 0001542

Technician's Notes:

Online Work Order

Asset Protection



Tenant Liability Insurance


We require residents 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.

AppFolio Insurance Services

Covered on move-in

Tenant Provided Insurance

Policy info

Policy expiration date 

AppFolio Insurance Services

Status

Enrolled
Not Enrolled

Cancel

Save



Owner Statements Are Easy To Read



Easy-to-read owner statements will be posted to the secure Owners Portal. You'll have on-demand access to all of your monthly and year-end tax statements from anywhere. You can also have your monthly proceeds directly deposited to the bank account of your choice preventing mail delays or lost checks - you'll get your payments faster!

Your Property Management Company
50 Castilian Dr.
Goleta, CA 93117

Statement period
Period: 01 Dec 2013-31 Dec 2013

Owner Statement

Owner information
Raymond Thompson
896 Softel Drive
San Diego, CA 92109

Properties
Bayside Court - 3960
Bayside Court
San Diego, CA 92109

Complete description of each bill

Date	Payee / Payer	Type	Reference	Description	Income	Expense	Balance
				Beginning Cash Balance as of 12/01/2013			400.00
12/02/2013	William Thompson	Receipt		Rent - Rent	3,000.00		3,400.00
12/04/2013	Interwest Management	Check	92	Management Fees - Management Fees for 12/2013		240.00	3,160.00
12/10/2013	Mountain View Lawn Care	Check	93	Gardening		114.71	3,045.29
12/15/2013	PECO Gas Co.	Check	98	Gas		135.96	2,909.33
12/20/2013	Raymond Thompson	Check	109	Owner Distribution		2,509.33	400.00
				Ending Cash Balance			400.00
Total					3,000.00	3,000.00	

Property Cash Summary

Required Reserves		Current balance	400.00
Prepaid Rent for Future Rent			0.00

Owner Statement

1