smart property systems

Your Complete Property Management Solution

Whether You're a Landlord, Property Manager, Lender, or Owner's Association, Smart Property Systems Gives You Complete Control

We Automate The Entire Rental Process To Save You Time and Money

Can Property Management Software Make Life Easier For You At Home or At The Office? Can Good Software Make Life Easier For Your Tenants?

Managing
Accounting
TENANT SCREENING
Expenses   LEASE AGREEMENTS
Rent Collection
Mortgage Payments
Inspections   Reports   Income
Maintenance
Filling Vacancies

When the Property You Own is Also a Source of Income, Protecting it Against Loss of Income & Other Damage is Important-

How Do You Spend Your Time?

Rent Collection

Bank Deposits

Inspections

Maintenance

Tenant Screening

Filling Vacancies

Protecting Your Time is Even More Important

Ask Yourself These Questions:

❓ Do you find yourself spending your entire weekend working at your rental property?

❓ Do you find yourself leaving work to deal with a rental emergency?

❓ Are you ever left to an event because you were dealing with problems at your rental?

❓ Have you ever excused yourself from an important meeting at work because of your rental?

❓ Are you late getting home because of your rental?

❓ Is your attendance ever missed at your child's game, recital, or school function because of your rental?

If you answered yes to any of these questions, then your rental is taking important time away from your family, personal or professional life. Time away from work and family is valuable time and causes undue stress and problems.

How Do You Find a Tenant Who Will Respect Your Real Estate Investment?

Advertising and choosing the right tenant can be frustrating. Sometimes the pressure to get a tenant into the unit causes a rush to judgment. Choosing an unqualified tenant can lead to problems down the line with late rent payments and personality issues. Tenant screening is the most important part of that decision making due diligence and will save you grief and loss of income down the line. Our tenant screening is built into the software.

Tenant Screening

Good Credit

Bad Credit

SS# Verification

Sexual Offender

Criminal Record

I.D. Verification

Homeland Security

Employment

Smart Property Systems Makes the Entire Process Simple and Convenient, Allowing Tenant Applications to be Filled Out Online & Fees to be Paid Electronically

The Younger Generation of Renters is a Tech Savvy Group Who will Use Technology at its Best to Find Their First or Next Perfect Place to Rent

The Subscriber

e-Mail

Your Text

Notices can be Emailed, Mailed, and Texted

They will use tablets and cell phones to search for available listings, not print media and newspapers.

Smart Property Systems provides tools to list vacancies and for sale properties and allows the tenant to conduct the business of renting online or on their phones.

This is the view seen by visitors who do not have accounts on smartpropertysystems.com

★ Pets are OK in this 1 Bedroom on the Bike Path!

#1 SPS Villa

105 Hidden Hollow
Ketchum
Idaho - 83340 United States

This is where you will want to put all of the descriptive features your rental has to offer. On the bus route? Fenced Yard? New paint? All day sun? Deck for a BBQ?

Size
1000 sq ft.

Bedrooms
1

Bathrooms
2

Inquiries

📞 855-791-7771
✉ Contact me
↪ Send to a friend

$ Rent
$650.00

Initial deposit
$200.00

Term
6 months to 1 year lease

Available
Immediately

Utilities
Air Conditioning ☑
Cable Ready ☑
Internet ☑
Dishwasher ☑
Microwave ☑
Cook Top With Seperate
Oven ☑
Free Standing Range ☑
Gas Heat ☑
Electric Heat ☑
Garage ☑
Garbage Can Pickup ☑
Laundry In Unit ☑

*According to a 2012 joint study from The National Association of Realtors and Google, 100% of real estate consumers use the Internet to search for homes and the benefit of digital is that you can reach this larger market faster.

Webflyer View

Rent Collection has Historically Caused the Most Pain for Owner/Managers, But What is The Solution?

Statistics show that over 80% of people who collect rents are still collecting rent in person, by drop box on the door, or by mail

Smart Property Systems offers an automation of the whole collection process of rent and dues, and an emailed notification when the payment has been submitted

Automated Rent Collection 24 Hours a Day

Tenants Can Pay by

DISCOVER
MasterCard
VISA

ACH Payment

Phone Payment via e-check

It's Fast, Easy, and Secure

The SPS Tenant Portal Makes Automated Payments Easy

This means that no more multiple data entry, creating of statements or trips to the bank is required, which saves staff time and lets you concentrate on generating new revenue sources

VIRTUAL CLOUD

The tenant receives an automatic statement emailed to them each month which shows rent & other charges which are also accesible through their tentant portal. When the tenant pays through the portal, all of the accounting associated with the transaction is automatically recorded & entered into both the subscriber & tenant's portal accounting ledger

TENANT LATE ON PAYING RENT?

Automated late fee calculations are charged and accounted for throughout the software. Automation also sends the late notices

Portfolios
Large & Small

Smart Property Systems is fully scalable to meet the individual needs of your business. So, whether your business is large or small, you will be able to use our tools to save money, improve organization & communication, eliminate rent collection problems, automate most repetitive tasks, & become more profitable

Work Smart
Manage Smart

Maintaining and managing the business aspects of a rental, be it one or twenty, can be time consuming, let alone having to try to be an accountant

Rent Roll
An easy way to view and record property income

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| 📅 05/01/2015 | 📅 12/01/2015 | 🔍 Unit ▼ | 👤 Tenant ▼ | 🚩 active ✕ ▼ |

▼ ✕

#	Lease Details	May 2015	June 2015	July 2015	August 2015	September 2015	October 2015	November 2015	Total Paid	Total Expected
1	#2 Ideal Apartments **Active** Great Tenant, My First Tenant, Mr. Great Tenant, Miss Great Tenant 04/02/2015 - 04/01/2016	$4,400.00 / $4,400.00	$1,500.00 / $1,500.00	$1,600.00 / $1,600.00	$1,500.00 / $1,500.00	$0.00 / $1,500.00	$0.00 / $1,500.00	$0.00 / $1,500.00	$9,000.00	$10,500.00
2	1234 1234 Ideal Home **Active** Mrs. Ideal Tenant 05/01/2015 - 04/30/2016	$900.00 / $900.00	$1,426.45 / $1,426.45	$0.00 / $989.00	$88.56 / $900.40	$0.00 / $900.00	$0.00 / $900.00	$0.00 / $900.00	$2,415.01	$5,115.85
3	Suite 303 Ideal Downtown Office Suites **Active** Mr. Great Tenant, Commercial Tenant 05/01/2015 -	$4,850.00 / $4,850.00	$1,350.00 / $1,350.00	$0.00 / $1,550.00	$0.00 / $2,102.00	$0.00 / $2,030.00	$0.00 / $2,030.00	$0.00 / $2,030.00	$6,200.00	$11,882.00
4	5A SPS Apartments One of My Tenants, My Great Tenant 06/02/2015 -									
5	1 Sunny View Apartments Tyrone the Tenant 05/01/2015 -									

☐ Basic $ Charges   🕘 Payments   ⊘ Account History

Item	Item type	📅 Date	💬 Description	$ Amount	$ Balance
1	Deposit	Apr 1, 2015	Cleaning Deposit (INV-809-001)	($450.00)	($450.00)
2	One time charge	Apr 1, 2015	Pet Deposit/NR (INV-809-001)	($200.00)	($650.00)
3	Recurring charge	Apr 1, 2015	Rent (INV-809-001)	($900.00)	($1,550.00)
4	Income	Apr 6, 2015	Cleaning Deposit, Pet Fee, 1st Month's Rent	$1,550.00	$0.00
5	Income	Apr 6, 2015	Power Bill/March and Parking Fee	$178.56	$178.56
6	Income	Apr 13, 2015	May Rent	$900.00	$1,078.56
7	One time charge	Apr 22, 2015	Parking Fee (INV-809-002)	($100.00)	$978.56
8	One time charge	Apr 22, 2015	Power Bill/March (INV-809-002)	($78.56)	$900.00
9	One time charge	Apr 22, 2015	Water/March (INV-809-002)	($27.12)	$872.88
10	Recurring charge	May 1, 2015	Rent (INV-809-002)	($900.00)	($27.12)
11	Income	May 1, 2015	Payment for: INV-809-002, INV-809-003	$2,005.68	$1,978.56
12	One time charge	May 6, 2015	Power Bill (INV-809-003)	($97.50)	$1,881.06
13	Recurring charge	Jun 1, 2015	Rent (INV-809-003)	($900.00)	$981.06

Single Entry Online Bill Pay

Expenses can be set up for automatic payment through the ledger ✓

- Vendors
- Owners
- Utilities
- Overhead
- Mortgages

Ledger

◻ Ledger

Enter Expense

Add Transactions

| ← | 📅 16-April-2015 | $ 250 | 💬 Carpet | 🗐 SPS Apartments [Single unit property] (1) ✕ ▾ |
| 🔧 Cleaning ✕ ▾ | 👤 Ideal Carpet Cleaning (Ideal Carpet Cleaning) ✕ ▾ | ☑ Pay Vendor? |
| 📅 16-April-2015 |

Pay and Record

And, thanks to our robust accrual accounting system, when a payment is scheduled and sent, all accounts are automatically balanced for you

We All Have Different Goals, What Are Yours?

At Smart Property Systems, Our Goals Are to Make Your Life and Your Tenants Lives Easier to Manage. SPS Software Takes the Pain Out of Property Management.

Live Chat   Help Desk   Call Us

Contact Customer Service Monday - Friday 8am-5pm MST
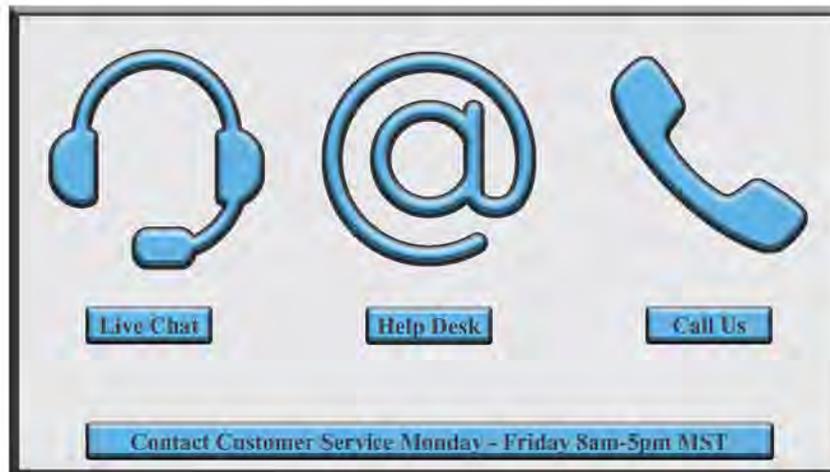
What Users Are Saying:

"As a business owner with an IT background, I have spent several weeks evaluating dozens of property management software packages and finally found what I was looking for with Smart Property Systems. The interface is extremely intuitive to the business owner, and brings a powerful set of tools to the fingers of each user, which allows the business owners to spend more time focusing on their business, and not on how to operate the software running it. I highly recommend this comprehensive software package to any property manager, large or small, who takes his business seriously. Thanks to Smart Property Systems, I have one less thing to worry about!"

- Lawrence Gaik, Vision Investments, LLC

"Thanks for the time spent with helping us to get to know your system"
- Arman S., landlord and Smart Property Systems subscriber

"So pleased with this service that my landlord provides me, it's made paying my rent so easy!"
- Novelette R., tenant of a Smart Property Systems subscriber

"I just absolutely love working with staff at Smart Property Systems! Everyone is always so helpful and courteous, to both myself, and my tenants"
- R & L Fox Properties

96.9% Customer Service Satisfaction

Your Ultimate Property Toolkit

- Accounting & Custom Reports
- Advertise Vacancies
- Advertise Properties For Sale
- Automated Rent Collection
- Rent Roll
- Manage Escrow Accounts
- Notices & Notifications
- Pay Bills
- Portal Access
- Single Entry
- Tenant Screening
- Virtual Automated Filing Cabinet

Smart Property Systems has been designed with simplicity and ease-of-access in mind. No training is required; you will be able to simply log in and start using the Smart Property Systems features and software right from the start.. It is that easy. Add a property, set up a lease, create your web-flyers, apply for your merchant ID and you will be well on your way to automating the entire management process.

Smart Property Systems allows you and your staff to switch your focus from the everyday management minutia and nitty-gritty details that go along with managing property, because those tasks are automated when you use the software correctly. That frees you to concentrate on the more important work of developing a profitable business.

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