



Your team in the machine

Desktop or Web

simplifying **lettings** and **property management**

LOGICAL, INTUITIVE, FLEXIBLE

Marketing
Landlord and tenant management
Property Management
Deposits
Accounting
Legally compliant documents
Websites

Software that works for you

THE SOLUTION TO ALL YOUR LETTING AND MANAGEMENT HEADACHES

DESKTOP OR WEB
You Choose



WHY RENTMAN?

- UNRIVALLED FUNCTIONALITY
- FIRST CLASS TRAINING
- UNEQUALLED SUPPORT
- ENSURE REGULATORY COMPLIANCE
- OPTIMISE ONLINE PRESENCE
- TIGHTEN ACCOUNTING PROCEDURES
- AUTOMATE MANAGEMENT TASKS
- IMPROVE CLIENT RELATIONSHIPS
- ENHANCE MARKETING IMAGE
- ACCELERATE BUSINESS PROCEDURES
- CHOICE OF DESKTOP OR WEB VERSIONS

Designed to help you succeed, Rentman will transform your business, providing the solution to all your residential letting and property management headaches.

Rentman is market leading residential letting and property management software. With fifteen years of customer led development Rentman is one of the most comprehensive, tried, tested and proven packages of its kind.

Simple to use - yet flexible and powerful – Rentman's intuitive design mirrors a letting professional's good practice. Rentman will:

- Improve your service to customers
- Eliminate duplication and simplify administration
- Save you time and money
- Increase your efficiency and profitability

PERSONALISED TRAINING

Rentman offers all levels of training to meet the needs of busy property professionals.

- One day in your office to at no extra cost
- Ensure smooth and problem free implementation.
- Enable you to use Rentman as an effective business tool the very next day.
- Follow up data integrity health check.
- Second follow up training day in our office to reprise and extend your Rentman skills.

ACTIVE SUPPORT

Rentman has been designed to be easy to use, however, most users have questions from time to time. If you are on support, then expert help is only a phone call away.

Our fully trained, friendly team provide 9 till 5 telephone, email and leading edge remote access support, giving you easy access to sound advice and problem solving.

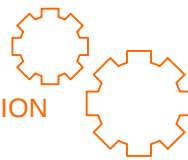
We believe that we have one of the best, the friendliest and the most knowledgeable teams in the industry. A quick call to Rentman could save you and your business so much time.

We are committed to excellence in every aspect of the business, from installation, to support, training and consultancy. Our relationship with you begins when you buy Rentman



Solutions for your business needs

DESKTOP OR WEB VERSIONS KEEPING YOU IN FRONT OF THE COMPETITION



Rentman will transform your service to customers, and increase your company's efficiency and profitability

Rentman will also put in you in control of your accounts with its outstanding client accounting system compliant with all the statutory and legal regulations.

Rentman's comprehensive and seamless marketing and management features will transform your administrative marathon into a leisurely stroll.

Dynamic letter production, integrated emailing and texting, uploading to web sites and property portals turn arduous chores into simple tasks saving you time and money.



IPHONE, BLACKBERRY AND REMOTE DESKTOP CONNECTIVITY

Log into Rentman on your Iphone, Blackberry or remote PC and have all the information you need to hand any where anytime.



FLOOR PLANS

- Full integration with Metropix online floor plan software which enables plans to be uploaded to portals such as Rightmove



- Ability to import images from other floor plan software



PROPERTY PORTALS

Rentman can upload (free of charge by us) to all the major and many minor property websites.



Ezylet.com ■ Homes-on-line.com ■ Homehunter.co.uk ■ HomesAlone.co.uk
Rentright.co.uk ■ Rentright.co.uk ■ Lettingweb.com ■ Rentamatic.co.uk
surf4aproperty.com ■ Thinkproperty.com ■ lettingaproperty.com ■ zoomf.com
Thelettingsite.co.uk ■ Rentright.co.uk ■ Radarhomes ■ Lonres.com
Nethouseprices ■ Propertypicnic ■ Globrix

TENANCY DEPOSIT PROTECTION

Rentman supports the tenancy the deposit protection scheme. It manages TDS, DPS and TDSL deposits, transactions and reports. Rentman also prompts to register the deposit and reminds you to send the tenant details of the deposit within the proscribed 14 days.

Rentman can upload new TDS deposits to the TDS website. Our pre-loaded tenancy agreements are compliant with each scheme.



SMS

Harness the instant communication power of text messaging.

- Property alerts to applicants
- Appointment reminders
- Rent overdue reminders
- Board removal reminder
- Unique messages to landlords, tenants, applicants, contractors and ad hoc contacts



FREE WEB SITE

A free web site (standard but customizable layout) to which Rentman uploads available property details and photos is included free of charge.

COMPLETE WEBSITE DESIGN

We have all the skills to design, implement and integrate a beautifully crafted professional website for your company

Feature rich intuitive software

FULLY LOADED INTELLIGENT SOFTWARE TO KEEP YOU ONE STEP AHEAD

MARKETING

- Instant marketing of available properties
- Applicant and property matching with print, email or SMS options
- Built in EPC graph generator for inclusion in marketing literature
- Up-to date lists of available properties with photos
- Full colour Window cards, property details and brochures
- Your company branding on all documents
- One click upload to all the major property portals
- Automatic landlord canvassing letters
- Integration with Metropix online floor plan software
- Embedded Google map, satellite and street view
- Bulk mail merging of letters and emails
- View and print appointment log for each property
- Applicant activity history
- Screen carousel for shop window
- Newspaper advertising at the touch of a button



MANAGEMENT

- Automatic, intelligent Things To Do reminders
- Print tenancy agreements with one click
- Automatically produce legal notices
- Rent reminders by letter, fax, email or SMS
- Track DSS and tenant top up payments
- Fully featured maintenance module
- Appointments, contacts and tasks that can synchronise with MS Outlook
- Property Inventory
- Gas/electricity/water check-in/out records
- Letters or emails to utility companies
- Key tracking module with prompts and history
- Board tracking module with prompts and easy email or text to erector to remove
- References printed and tracked automatically
- Automatic expiry letters with prompts
- Easy renewal or termination of tenancies
- Gas, portable appliance, fire, electrical, oil certificate, and EPC reminders
- Insurance reminders
- Bulk mail merge letters and emails

ACCOUNTS

- Accounts summary screen giving an overview of all receipts, payments and fees for any period
- Prompts to produce management statements
- Let only option
- Automatic generation of commission Invoices
- Batch printing of management statements
- Batch fee transfer from client to office accounts
- Overseas landlords tax retention
- Cheque printing option
- Automatic reminders for unpaid invoices
- Contractor's accounts, works order tracking and remittance advice printing
- Trial Balance
- Refund calculation if tenants move out early
- Section 19 and Non Resident IR Returns
- Negotiator's commissions
- Client/Deposit/Office/Cash account ledgers
- Unlimited bank account creation
- Accounts summary with ledgers and period options
- Import transactions from internet banking websites
- Bank reconciliation
- Export facility in standard formats including Excel
- Standing Orders with reminders and automatic process option
- Deposit records compliant with Tenancy Deposit Schemes
- Comprehensive report catalogue

RENTMAN OVERVIEW

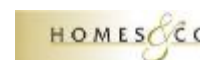
- CHOICE OF DESKTOP OR WEB VERSIONS
- FULL MULTI BRANCH CAPABILITY
- IPHONE AND BLACKBERRY CONNECTIVITY
- 100+ CUSTOMISABLE DOCUMENT TEMPLATES
- LEGALLY COMPLIANT AGREEMENTS AND NOTICES
- MICROSOFT OUTLOOK SYNCHRONISATION
- POST CODE SOFTWARE COMPATIBLE
- INTEGRATED BACKUP
- 4 LEVELS OF SECURITY ACCESS
- AUTO TRACKING OF ALL EVENTS AND DOCUMENTS
- POWERFULL COMPREHENSIVE DIARY
- POP UP APPOINTMENT REMINDERS
- GOOGLE STREET MAP INTEGRATION
- WINDOWS XP, VISTA AND 7 COMPATIBLE



Used by thousands of agents countrywide

SOME OF THE COMPANIES WHO HAVE CHOSEN RENTMAN TO ENHANCE THEIR BUSINESS

24-7 Letting Ltd	Livingston	Hotblack Desiato	Islington	Wellmanage	London
Abba Property Svcs	London	Hurford Salvi Carr	4 offices	West End Estates	London
Abbey Properties	London	Icon Estates	London	Whitestone Estates	London
Acacia Residential	London	Indigo	Whitely Bay	Whitemews Letting	London
Acre Lettings	Ayrshire	Ivy House PM	Somerset		
Albert Hall Residential	London	Jeffries and Partners	Portsmouth		
Alexander Gordon	London	JMG Property Services	Middlesex		
Alwyne Estate Agents	London	Keats Martin	West Sussex		
Archers Residential	Royston	Kessel Laird	Blackpool		
Ariston Accommodation	London	King Estates	Wembley		
Ashington Page	Beaconsfield	Kingsleys Estates	London		
Ashmore and Co	London	Kipling & Co.	London		
Aspire	London	Lancaster Props.	Barnsley		
Austin Residential	Ruislip	Letsmoveto.com	London		
Aylesford & Co	London	Lettingagent.com	Wokingham		
Bassets	Hounslow	Lockwood Lettings	Ashford		
BCWL Limited	London	Lifestyle	Oxford		
Beasley and Partners	Milton Keynes	Lightbulb Properties	London		
Belvoir Lettings	London	Liverpool Prop. Co.	Liverpool		
Bennet and Stevens	Tonbridge	Living Residential	London		
Blausten & Co	London	London Link	Docklands		
Bowes Mitchell	Newcastle	Madisons	Hounslow		
Borland & Bound	Hants.	Major Estates	Hounslow		
Bradley, Edwards	Budapest	Martin Reinhardt	Hayes		
Brien Firmin	Palmer's Green	Mckinley Residential	Essex		
Bradley & Lacey	Worthing	Michael Charles	London		
Bullman Booth	London	Michael Jones & Co.	Cardiff		
Burwood Marsh	Docklands	Moorfield Estates	Bristol		
Capital Apartments	London	My London Home	London		
Cameron's Stiff	London	Naylius McKenzie	London		
Caroline Clark & Ass.	Surrey	Next Move	London		
Cedar Estates	London	Oppida	2 London offices		
Century 21 Apex Est.	Hertfordshire	Parkheath	Rickmanswth.		
Central Park Estates	East Ham	Peach Properties	London		
Champion Lettings	Eire	Parkers	London		
Champions	London	Patricia Shepherd	Surrey		
Churchills	Twickenham	Paul Lee and Co	London		
City Lettings	Hackney	Philip Marks	London		
Classic Sovereign	Harpenden	Potter and Ford Ltd	Chesham		
CMC	Walthamstow	Prickett and Ellis	London		
Collins & Butler	Hampshire	Priory Residential	North Shields		
Colombia Estates Ltd	London	Property File	Ware		
Colombia Estates Ltd	Jersey	Property Angels	Kent		
Comber & Co.	Blackheath	PW Lettings	London		
County Rentals	Alva	Rea Estates	Bishop Auckland		
Craigflower Lettings	Edinburgh	Real Art	London		
Day Morris	London	Realm Estates	London		
Desirable Residences	London	Redwood Estates	London		
Dockside Prop. Svcs.	Docklands	Regents Park Props.	London		
Doorknobs	Tun. Wells	Residential Prop. Inv.	Surrey		
Dorset Lettings	3 Dorset offices	Rennick Stark	London		
Eastbourne Letting	Eastbourne	Richard Hawkins	Ipswich		
Easy-Let	Hornchurch	Richard Trowbridge	Cornwall		
Empire Estates	London	Saxons	Somerset		
Estates & Lets	Docklands	SBK	Southampton		
Evenmore Properties	Durham	Sky Lettings	3 offices		
First Union	Battersea	Smith & Co	Glouc.		
Gascoines	Notts.	Storm Estates	London		
Gatehouse Estates	St. Neots	Sullivan Thomas	London		
Gilbert Estates	London	Tauntons	London		
Hadleigh Residential	London	The Art of Living	Southampton		
Halls Residential	4 Sussex Offices	The Letting Co.	Tun. Wells		
Harry Charles	Herts.	The Rodgers Partners	Gerrards X		
Harwood Lettings	Shropshire	The Watford Prop. Co.	Watford		
Havens	London	Thomas Charles	Bedford		
Hayward White	Buckingham	Thresher Owen	London		
Helian Properties	Cumbria	Town & Country	Essex		
Hobarts	London	Trading Places	London		
Home Buyer N E	Consett	Trend & Thomas	Hertfordshire		
Home Choice	Swindon	Tylden Lofts & Calvert	Earls Court		
Homelife	London	U-Seek Property	Devon		
Home Made	Mayfair	Valley Estates	Middlesex		
Homes & Co	Woodford	Visual Homes	London		
Home Zone	Hull	VIP Lettings	London		



Easy ways to pay

PAYMENT METHODS DESIGNED TO SUIT YOUR FINANCES

All prices exclusive of VAT

DESKTOP VERSION

12 MONTHS INTEREST FREE OUTRIGHT PURCHASE

To help your cash flow and purchase Rentman outright you can spread the payments over 12 months interest free.

EXAMPLE 12 MONTHS INTEREST FREE REPAYMENT PACKAGES

- **Single-User Package** (£1800) £400 set up fee then £116 per month
Installation and 2 days of training
1 year of telephone, email and remote access support
- **Multi-User Package** (£2350) £400 set up fee then £162 per month
2 screens, 2 days of training
1 year of telephone, email and remote access support

For each additional networked screen license add £250 or £22 per month
Support year 2 onwards 1st user £420 per annum. Additional users add £65 per annum each. Payable by monthly direct debit

OUTRIGHT UPRONT PURCHASE DISCOUNT

- **Single - User Package**
2 days of training and 1 year of support £1800
Less 10% (£180) discount **£1620**
- **Multi - user Package**
2 screen licenses, 2 days of training and 1 year of support £2350
Less 10% discount (£235) **£2115**

RENTAL

- **Single - User Package** £400 set up fee then £65 per month
2 days of training and ongoing support
- **Multi-User Package** £400 set up fee then £85 per month
2 screens, 2 days of training and on going telephone support
Additional Screen license add £10 per month



WINDOWS OVER WEB VERSION (SUBSCRIPTION ONLY)

- £400+VAT Set up and Training Fee PLUS Monthly Fee
- Single User £80 per month
- Additional users £30 per month
- Includes ongoing support, software and legal document updates

FREE WEBSITE

Rentman comes with a fully operational web site (standard but customizable layout) to which Rentman uploads available property details and photos. Example website www.mapproperty.co.uk

BESPOKE WEBSITE

If our free basic website is not for you then we have partner web designers who can offer you bespoke websites from as little as £400 + £10 per month. Our web design partners include:



All prices exclusive of VAT