

rentwell™
LEASE . MANAGE . MAINTAIN



THE RENTWELL LEASING PROCESS



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Meet our Team!

- Founder and CEO with 15+ years experience and General Partner of \$20MM+ Single Family and Medium Multi-Family Properties
- COO with 18+ year experience (staffing, legal, financials)
- Finance Manager with 15+ year experience (expert in Property Management Accounting)
- Operations Manager of RW Development and Investments with 5+ year experience (Lease Up, Construction Management, Asset Management)
- Lead Investment Adviser with 10+ year experience (Acquisitions and Dispositions)
- Construction Manager with 15+ year experience (Property Renovations and Scope of Work Services)
- Property Managers with 5+ year experience (all customer service, rent collection, L/T, maintenance coordination, lease renewals)
- Field Manager with 10+ year experience (oversees move in / move out)
- Bookkeepers with 10+ year experience (proper accounting of all money in and out)
- Leasing Coordinator with 5+ year experience (marketing, application, background checks, showing coordination)
- Showing Representative with 5+ year experience (physical showings)



The Process



MARKET ANALYSIS

We will conduct a comprehensive market analysis prior to marketing your property to obtain the maximum rental amount with the least amount of days vacant.

PRE-MARKETING

- Floor plans and a 3D tour created from doing a Matterport scan
- We have a professional graphic designer who creates virtually staged floor plans to scale
- Professional pictures
- Social Media "teasing" letting the public know a listing will be hitting the market soon

GO LIVE!

- Mobile experience optimized for today's renters
- Online marketing to 50+ sites
- Email campaigns
- Social media campaigns
- Existing and past residents for referrals
- Online tour scheduling
- Triggered email and text reminders, confirmations, and notifications
- Online feedback surveys
- Secure self-tour lockbox showings
- 'For Rent' signs, flags and flyers
- Emails to local agents
- ShowMojo weekly showings reports
- Self-showing technology
- Open houses
- Group showings
- In person tours with an experienced showing agent
- Virtual video tours both live with prospects and recorded for rewatching

What is Showmojo?



ShowMojo is our comprehensive full service leasing platform

THE PERKS

- Advertises on over 50 Listing Sites, Zillow, Trulia, Hotpads, Realtor.com, and Homes.com. All syndicated listings are tailored to encourage prospects to schedule online.
- Reduces “No Shows” for appointments, by using automated email and text-based appointment confirmation to ensure each prospect makes the showing — or reschedules ahead of time.
- Uses AI to predicts prospective renter behaviors, leverages real-time interactions, enables prospect-driven experiences
- Follow up on every showing, ShowMojo can automatically send tailored emails after each showing. Or, ShowMojo can prepare emails that you personalize, add additional recipients, and send.
- Secure Self Guided Tours using their MojoBox lockboxes
- Progress Reports on every listing ShowMojo’s Listing Activity Reports capture the page views, email inquiries, incoming calls and scheduled showings on each listing. These reports can be emailed weekly to owners
- **Streamlines Application process, Customizable a rental applications, accept application fees, and start applicant screening — within minutes.**

What is Findigs?



Tenant application and verification software

THE PERKS

- Easy to use. Prospects can submit one complete application with a transparent view of what is needed for the application to be approved. The software allows us to intake and review that information in a fair and systematic way, while also reducing fraud significantly through proprietary fraud detection technology.
- All verifications in one place, everything goes directly through Findigs user flow which includes income verification and ID verification
- Findigs uses bank-level security standards to protect users. Personal information, including data sent to third-party verification partners like Stripe, is fully encrypted.

Verify rental applications in minutes with all-in-one ID & income verification + document analysis.



Income & employment analysis for 100% of cases

Verify income through tech-enabled payroll and bank linking.



Instant Identity Verification

Instantaneous ID Verification technology confirms if an applicant's government issued ID is valid, current and aligned with a 2 step photo-selfie upload.



Machine learning powered document analysis tech

Your applicant wants to upload a paystub to validate income? No problem – Findigs' document analysis tool will validate a document in seconds and provide tips if a document indicates fraud signals.



Integrated Pet Verification (optional feature)

Remain FHA compliant with Findigs' seamless Pet Verification flow to validate ESA/Support Animals & household pets.



Applicant Data & Leasing Team Statistics

The Analytics Dashboard provides an easy, at-a-glance perspective into your applicants' data and Leasing Team/application review insights to optimize efficiency.



One-stop-shop. No more chasing down documents.

Findigs is the only rental application technology that can underwrite 100% of income, employment and ID verification circumstances with 1 comprehensive rental application.



Matterport

We own a Matterport Camera!

Matterport creates a comprehensive view of the entire property

- 3D Tours
- 2D Photography
- Property floor plans
- Information used for space planning

MATTERPORT 3D VIRTUAL TOUR SERVICES

LET US SCAN YOUR PROPERTY!

With a 3D virtual tour, prospective leads can do their own walkthrough of your properties from anywhere, anytime, generating higher engagement and interest. Great at scanning any size space. Perfect for homes, apartments, hotels, commercial buildings.



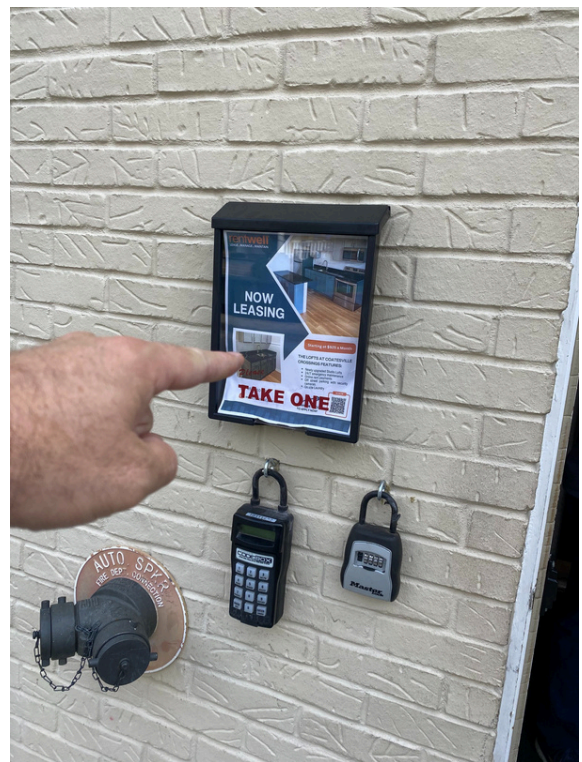
Interior Designer Floor Plan Examples:

These floor plans were used in the pre-lease marketing of one our most recent project in Coatesville, 60 day renovation and pre-leased before renovations were complete. The pre-lease marketing started 6 weeks before the renovation project wrapped up, the tenants were all screened, approved and ready for move in the day the apartment was rent ready!



Open Houses!

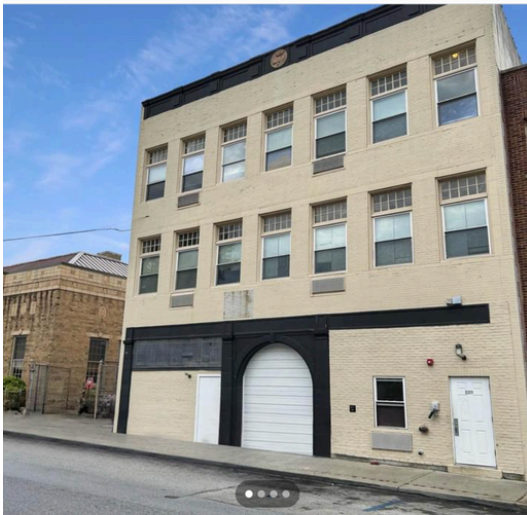
- Open Houses
- Group Showings
- Building Directional Signage
- Exterior Sign (Now leasing banners, Brochures for foot traffic,



Social Media

We have had success marketing on Facebook Market Place

- Listing on market place
- Open house postings
- Creating traction wit coming soon listings
- Video Content



Studio 1 Bath - Apartment

\$925 / Month · Sold

Mark as available



Share



More

Description

Please join us at our upcoming open houses:

OPEN HOUSE 2 pm to 3 pm TODAY!! Saturday OCTOBER 14th!!



Home



Video



Friends



Marketplace



Notifications



Menu



Home



Video



Friends



Marketplace



Notifications



Menu

Posts Photos Videos

 Rob Coldwell is with Kyle Youngheim and TJ Hock in Coatesville, PA.
Sep 14, 2023 · 🌐

The Coatesville Crew was out and about today getting ready for tomorrow's Open House at the newly named, The Lofts at Coatesville Crossings!

Stop by either of our Open Houses this Friday and Saturday 10-11am, we'd love to see you!

Address: 220 E Chestnut St Coatesville, PA 19320.

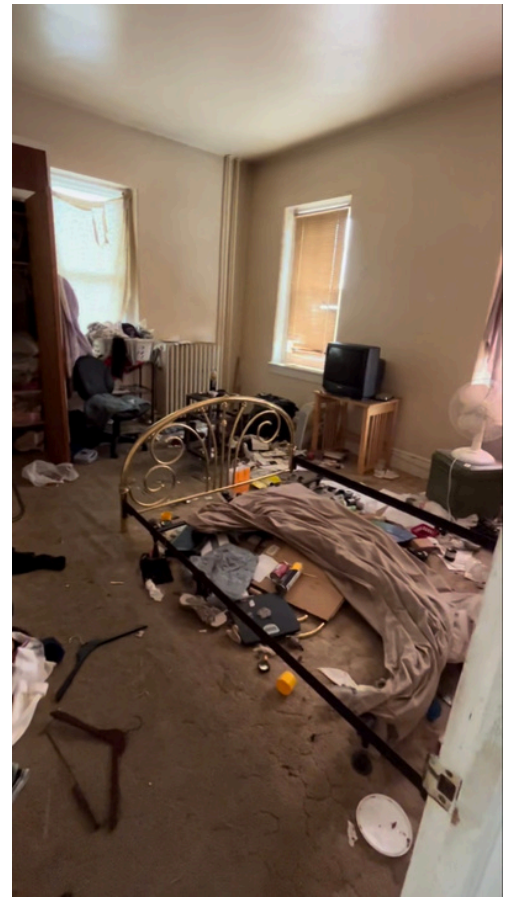


ROYERSFORD PROJECT:

Move out through full gut remodel and new lease in 90 days!

339 Main St unit 4, Royerford. 723 Sqft apartment, with a long term hoarder tenant moved out on 7/31/23. Rent was \$845 a month which included water and sewer.

Before:



Renovations were done in a fully occupied building with the least amount of disturbance to the residents of the community. A highly qualified new resident moved in on 11/1/23 with a new rent of \$1,525 a month. Showings, lease signing and deposit was completed during the renovation process. We hope this very happy tenant will be in this apartment for a long time!

After:



Our pre-lease marketing flyer

Custom interior schematics done by our professional interior designer

COMING SOON
339 Main Street - Unit 4 Royersford, PA 19468
1 Bedroom 1 Bathroom - Luxury Apartment



\$1,595
per month
Available for Move
in 12/1











Welcome to 339 Main St #4. Be the **FIRST** to indulge in the epitome of luxury with this **NEWLY** fully renovated second floor one bedroom apartment, ideally situated on the prestigious Main Street of Royersford. Every detail exudes opulence and sophistication. The apartment includes: Lavish one bedroom with hand laid tile tub/shower combo, **EXQUISITE** granite kitchen countertops, stainless steel full-sized appliances, washer and dryer, **PRIVATE** assigned parking and be steps away from restaurants, bars, shopping and coffee!!! Experience the grandeur of this upscale residence, where you'll be treated to panoramic views of Royersford's Main Street. Contact me today to secure this rare opportunity and elevate your lifestyle to new heights! Photos are renderings of the apartment space, actual finishes my vary.

CALL NOW:
717-371-1432

SCAN THE QR CODE
FOR MORE INFORMATION



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