

MyRentComps PATENTED Online Market Survey "OMS" What's New – OMS 1.5 Spring-Summer 2018

- ✓ Free (Basic) Property Websites (Password Protected) for Rental Owners "RO's" and Managers wanting to capture Drive-By Traffic and all ILS Traffic
 - Integrated Waiting Lists for leads generated from Drive By Traffic and Craig's List Leads through ApartmentsNowAvailable (ANA). Create Waiting Lists with Join Wait List Emails and ANA Reporting Emails and ANA Reporting
 - Schedule Apartment Tours - Capture Guest Cards while setting up property tours with Prospect Emails and ANA Reporting
 - Capture Drive By Leads on one property in high traffic area and send to other properties owned/managed in lower traffic areas through ANA Website.
- ✓ Accept Applications Online (Virtual Drop Box)
 - ApartmentsNowAvailable Website Complete (Integrate with 3rd party Online Pymt Co's -July 2018)
 - ANA Proximity App for Android and I-Phone Avoid needing password if within 3 blocks of property (OMS 2.0)
 - Apartment Locator Services Integration Tool to Track Realtor Referrals fees through "OMS" (OMS 2.0)
- ✓ Accept Rent Payments Online (Virtual Drop Box)
 - MyApartmentRent Website-Complete (Integrate with 3rd party Online Pymt Co's -July 2018)
 - Search your Comps on Google and Craig's List (Click for Example)
 - Upload Work Orders and Photos (OMS 2.0)
- ✓ ApartmentsComingSoon.com Guest Card/Waiting List while under construction
 - ✓ Website Complete (Integrate with 3rd party Online Pymt Co's -July 2018)
- ✓ MyRentComps - 3 New Ways to Update your Comps (Click for Example)
 - 1) Email from Market Survey
 - 2) Update Comps (You Submit Their Info, We Verify, You get complete comp report)
 - 3) Flag Comps – You Flag, MRC Updates (Based on Monthly Subscription – Oct 2018)
- ✓ Upload Property Info From OMS to Craig's List (Oct 2018)
- ✓ Renie RentComps OMS Fax back Form (Click for Sample)
- ✓ Supplier Advantage - Why Purchase Email Lists when you can leverage your property knowledge with Other Suppliers (Click for More Information)
- ✓ MITS Compliance (Scheduled for 3rd QTR 2018) Import and export to your favorite platforms



MyRentComps 2.0 Coming 4th Qtr 2018



Co-Branded ANA / ACS Apartment For Rent Yard sign for Mgmt and Suppliers
(Click for Order Form) 3/15/2018

MyRentComps Summary of FREE websites... Just for updating your information

*MRC = Myrentcomps.com *MAR = MyApartmentRent.com	*ANA = Apartments Now Available.com *ACS = ApartmentsComingSoon.com	*FREE Websites			
		MRC	ANA	MAR	ACS
Regional Managers: View all properties that you manage! Get Comps. * Click to have us connect you to your properties *Note: Or you can add properties from your MRC homepage		✓			
Regional Managers: Show all units available that you manage to prospects!			✓		✓
Schedule Tour - Automatic Email alerts (From MRC Default Contact) with Floor Plan Wanted, Rent Amount/Current or Future Availability (as of last updated date)			✓		✓
Waiting List - Automatic Email alerts (From MRC Default Contact) with Floor Plan Wanted, Rent Amount/Current or Future Availability (as of last updated date)			✓		✓
Receive alerts from those joining Waiting List on Floor Plans not yet available			✓		✓
Send Your Prospects to this private password protected website to see only properties you own/manage and not your competition			✓		✓
Track - All people who have Viewed Your Information, Joined the Waiting List, or Scheduled an Appointment to View (From MRC Home Page)		✓			
Hide Units Available if over 1, 2, 3, 4 or 5 units		✓	✓		✓
Hide Properties Managed if over a 1, 3, 5, 10, 15, or 20 Mile Radius		✓	✓		✓
Send leads from properties always fully leased to properties managed not fully leased			✓		✓
Existing OMS Features					
Edit Your Community's Information (Including Availability and Current Rents)		✓			
Run FREE Market Survey Reports (up to 10 Comps/4 Reports)		✓			
Share Your Rents, Occupancies and Future Availability with your Comp Group		✓			
Share Your Rents, Occupancies and Future Availability with Prospective Renters			✓		✓
Update Comps that have not recently updated. "You Update, MRC Verifies"		✓			
Invite Your Comps (Send Email Asking them to participate in your Market Survey)		✓			
Capture Emails From all who View your Property Information		✓			
Send Market Survey Callers not in your Comp Group to ANA-Save Time!			✓		
Save time by Not answering Market Survey calls from properties in your Comp Group using Daily Pricing (Make them update Theirs before they can get Yours!)		✓	✓		

*MRC = Myrentcomps.com
 *ANA = ApartmentsNowAvailable.com
 *MAR = MyApartmentRent.com
 *ACS = ApartmentsComingSoon.com

*FREE Websites

OMS Online Market Survey Online Rent Payment Integration

	MRC	ANA	MAR	ACS
Track Source of Lead using Guest Card to track your marketing/Brokerage Referrals		✓		✓
Accept Applications in Virtual Drop Box - with 3 rd party Online Pymt Co's -Sept 2018		✓		✓
Run Credit Criminal Checks Nationwide TDDL		✓		✓
Accept Credit/Debit cards for Application Fees - with 3 rd party Online Pymt Co's -Sept 2018		✓		✓
Accept Credit/Debit cards for Deposits Online - with 3 rd party Online Pymt Co's -Sept 2018		✓		✓
Accept Rent Checks Online (Debit/Credit) - with 3 rd party Online Pymt Co's -Sept 2018			✓	
Upload Maintenance Request Photos - with 3 rd party Online Pymt Co's -Sept 2018			✓	
Community Bulletin Board - with 3 rd party Online Pymt Co's -Sept 2018			✓	
Voice over IP Integration with OMS (OMS 2.0 Summer 2018)		✓		✓



APARTMENT FOR RENT

NewResident@MyRentComps.co

1216

LOGIN



Avoid Late Fees while Earning Points
with our "Virtual Dropbox"

Enter your Email

Property Code

LOGIN

Welcome to ApartmentsNowAvailable.com (ANA).

This website is designed to give property managers the ability to share availability without exposing you to "Internet Vultures". Each property has a Property Code, enter it with your email above. You will see all units available and you log in.

Sincerely,
Team ANA

Welcome to MyApartmentRent.com
you to pay rent online. Your email with your community pro



ApartmentsComingSoon.com
Look Before You Lease!

If you are a property manager, let your community, please visit MyRentComps.com

MyApartmentRent.com is a credit/debit card payments and but is targeting units owned by

Once you get the property code from the company that has already been approved for card payments in the past you will see a list of approved suppliers affiliated with the property.

Note:
In order to accept credit card payments, you must be approved by the company which could take a few days. The fees are in the community agreement.

Coming soon, upload your photos and virtual tour.

Attention Independent Rental

APARTMENT FOR RENT

Enter your Email

Property Code

LOGIN

- Align Lease Renewal with Grand Opening
- View Property Elevations | Photos
- Join Developer Waiting | Mailing List
- View Pre-Leasing | Construction Schedule
- View All Floor Plans | Preliminary Pricing
- Schedule an Appointment - Leasing
- Share Property Development Details with Others



By updating your Online Market Survey “OMS” Rents and Vacancies...

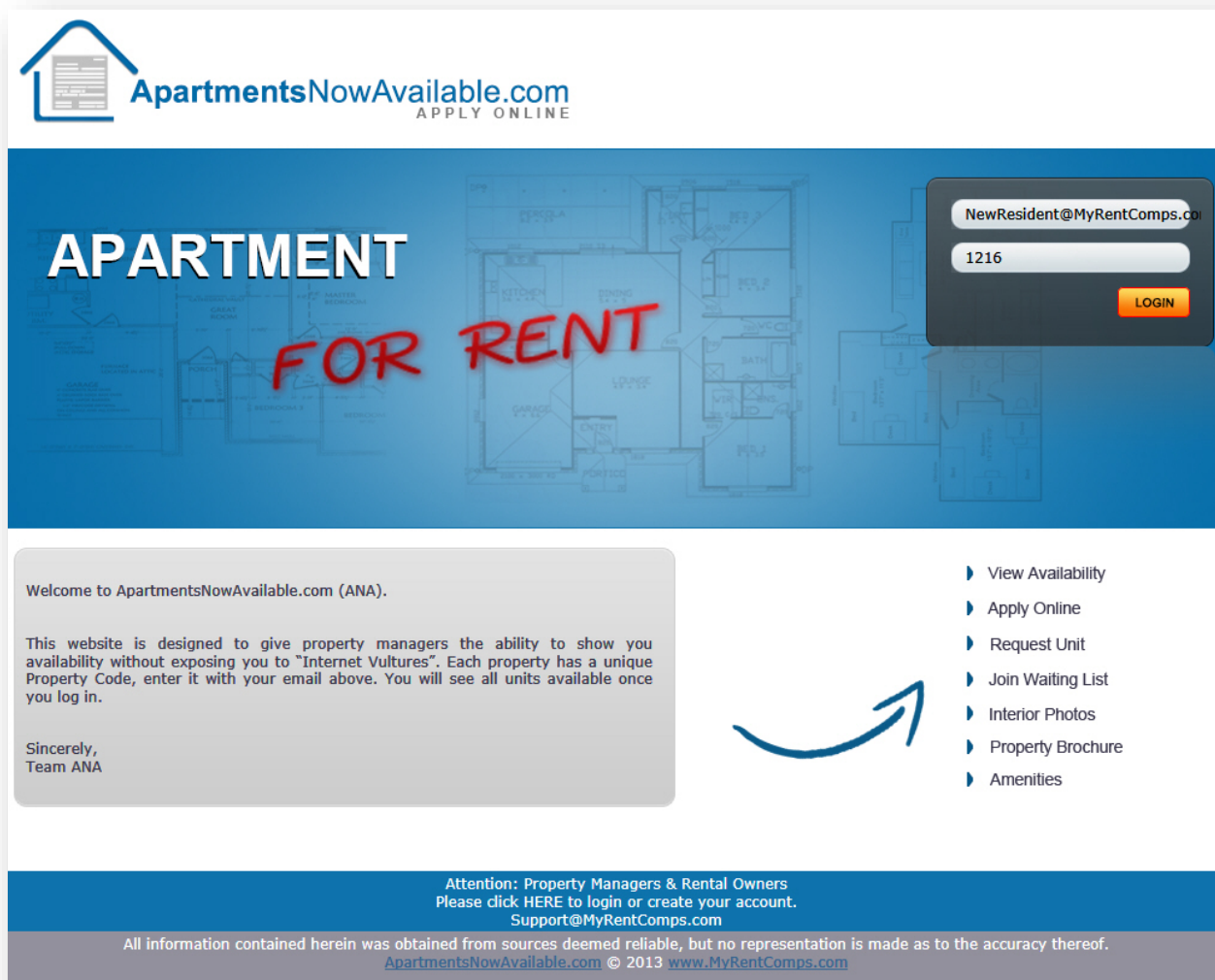
You can also share the Units Vacant with YOUR prospects through MRC’s

ApartmentsNowAvailable.com website...

Send all your Prospects up to the Internet with a Unique Property Code while capturing who is viewing your units or see everyone who has requested to view the unit or join a waiting list. They can only see your Units Available across your [portfolio](#) and will not be able to see other properties without a [property code](#) and giving you their email address. You can now also limit which properties you want them to see based on what you own or manage in within a 1, 3, 5, 10, 15 or 20 mile radius of the property being advertised.

Once logged in, all Apartment Ratings, and other “Internet Vulture/Redirecting activity” are stopped dead in their tracks!

Don’t have a FREE MRC Account? Click [HERE](#) to get started.



The screenshot shows the homepage of ApartmentsNowAvailable.com. At the top left is a logo with a house icon and the text 'ApartmentsNowAvailable.com APPLY ONLINE'. The main banner features a blue background with a faint floor plan and the text 'APARTMENT FOR RENT' in large, bold letters. On the right side of the banner is a login form with two input fields: the first contains 'NewResident@MyRentComps.co' and the second contains '1216'. Below the fields is an orange 'LOGIN' button. Below the banner, on the left, is a grey box with a welcome message and a sign-off. On the right is a list of links with blue arrow icons. At the bottom, there is a blue footer bar with contact information and a grey bar with a disclaimer and copyright notice.

APARTMENT FOR RENT

NewResident@MyRentComps.co
1216
LOGIN

Welcome to ApartmentsNowAvailable.com (ANA).

This website is designed to give property managers the ability to show you availability without exposing you to “Internet Vultures”. Each property has a unique Property Code, enter it with your email above. You will see all units available once you log in.

Sincerely,
Team ANA

- ▶ View Availability
- ▶ Apply Online
- ▶ Request Unit
- ▶ Join Waiting List
- ▶ Interior Photos
- ▶ Property Brochure
- ▶ Amenities

Attention: Property Managers & Rental Owners
Please click [HERE](#) to login or create your account.
Support@MyRentComps.com

All information contained herein was obtained from sources deemed reliable, but no representation is made as to the accuracy thereof.
ApartmentsNowAvailable.com © 2013 www.MyRentComps.com

Show all properties connected to you and/or your Regional Manager/Owner by giving out any of your unique property codes!



You are currently viewing: 4 Properties Owned/Managed By Smith Equities Corporation.

Logout

(407) 898-6423



1216 House
Apartments Available: 0 AS OF 02/07/2014
 1216 East Central Blvd
 Orlando, FL 32801
 Type: APT
 Year Built: 1949
 Number of Units: 1

[View / Join Waiting List](#)

(407) 496-8575



1211 East Central
Apartments Available: 0 AS OF 02/07/2014
 1211 East Central Blvd
 Orlando, FL 32801
 Type: APT
 Year Built: 1925
 Number of Units: 3

[View / Join Waiting List](#)

(407) 898-6423



18 North Brown-Duplex
Apartments Available: 0 AS OF 02/07/2014
 18 N. Brown Avenue
 Orlando, FL 32801
 Type: APT
 Year Built: 1925
 Number of Units: 2

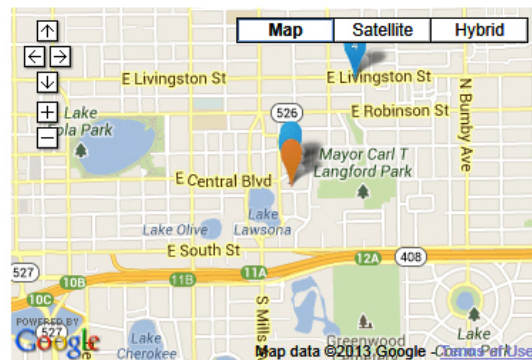
[View / Join Waiting List](#)

(407) 898-6423



Fern Creek Duplex
Apartments Available: 0 AS OF 02/10/2014
 1620 East Livingston Street
 Orlando, FL 32801
 Type: APT
 Year Built: 1940
 Number of Units: 2


[View / Join Waiting List](#)



All information contained herein was obtained from sources deemed reliable, but no representation is made as to the accuracy thereof.
[ApartmentsNowAvailable.com](#) © 2013 [www.MyRentComps.com](#)

Capture their Guest Card while getting Time Saving Tools so you can focus on what you do best...


Hide or show Join Waiting List/Apply Online or Schedule Appointment Features on all properties you own or manage. Want to test the market on a property 100% full. Adjust rents until they stop trying to join waiting list on your units in high demand.



For additional information, contact Fern Creek Duplex's leasing office at:
Telephone: (407) 496-8575
Fax Number: (866) 206-5930
E-mail: [Click to Send](#)
Website: [Click to view](#)

[Application Form](#)
[Interior Photos](#)

1620 East Livingston Street
Orlando, FL 32801



Schedule Appointment for Fern...

Thank you for your interest. To request an appointment to view this unit, please fill in the information below. Once submitted your request will be emailed and logged in the database so that the owner/manager or Leasing Consultant can get back to you. Thank you for your interest.

Please fill your information.

First Name Last Name
Phone #: H
Best Time to Call: Before 9:00AM
Preferred Move In Date:
Total Occupants: Under 18:
Enter Date/Time you would like to view the Unit:
1st Choice Time: 01 00 AM
2nd Choice Time: 01 00 AM
*Times are subject to availability and someone will get back to you to confirm.

Comments/other times you are available to view.

[Schedule Appointment](#) [Cancel](#)

Summary **Amenities** **Floor Plans Availability** **Photos** **Select Online Application Company**

Unit Details >> ☐ Show All Units


Model Name	Qty	Unit Type	Bed Rooms	Den	Loft	Baths	SF	Market Rent	Current Rent	Units Available	Available as of Date	Comments	Apply
1/1 Down	1	Flat	1			1	700	\$1,075	\$1,075	0	4/18/2014		REQUEST APPOINTMENT / EMAIL JOIN WAITING LIST APPLY
1/1 Upst	1	Flat	1	1		1	825	\$1,200	\$1,175	0	4/18/2014		REQUEST APPOINTMENT / EMAIL JOIN WAITING LIST APPLY

Availability Overview >>

Apartment Now Available 0 as of 4/18/2014

*Current Rent is subject to change without notice. See Comments for additional information.


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Fax Number: (866) 206-5930
E-mail: [Click to Send](#)
Website: [Click to view](#)

[Application Form](#)
[Interior Photos](#)

1620 East Livingston Street
Orlando, FL 32801



Waiting List for Fern Creek Du...

To be placed on a waiting list for this unit, we will need additional information. Once submitted your request will be emailed and logged in the database so that the owner/manager can get back to you. Thank you for your interest.

Please fill your information.

First Name Last Name
Phone #: H
Best Time to Call: Before 9:00AM
Preferred Move In Date:
Total Occupants: Under 18:
Comments/Second Choice if Available

[Add to Waiting List](#) [Cancel](#)

Price and Availability are subject to change without notice. All applications are subject to the property Owner/Management's Approval Policy.

Summary **Amenities** **Floor Plans Availability** **Photos** **Select Online Application Company**

Unit Details >> ☐ Show All Units

Model Name	Qty	Unit Type	Bed Rooms	Den	Loft	Baths	SF	Market Rent	Current Rent	Units Available	Available as of Date	Comments	Apply
1/1 Down	1	Flat	1			1	700	\$1,075	\$1,075	0	4/18/2014		REQUEST APPOINTMENT / EMAIL JOIN WAITING LIST APPLY
1/1 Upst	1	Flat	1	1		1	825	\$1,200	\$1,175	0	4/18/2014		REQUEST APPOINTMENT / EMAIL JOIN WAITING LIST APPLY

Availability Overview >>

Apartment Now Available 0 as of 4/18/2014







*Current Rent is subject to change without notice. See Comments for additional information.


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MyRentComps Home Page

See all properties connected to Owner/Regional Managers

Management
Facebook Wall
Feedback
Webinars
?FAQ
OMS fax Cover
Whats New
Welcome **rsmithpm** | Edit MyAccount


 Home Page
 FeedBack
 Add More Properties
 ANA Login Report
 Credit Amount Log
 Log out

 Online Market Survey Weekly Reminder



Log Out


Select
Properties Managed



[Not My Property](#)

1211 East Central
Units: 3 **YR Blt:** 1925
1211 East Central Blvd
Orlando, FL 32801
TEL: (407) 496-8575
FAX: (866) 206-5930
Mgmt Co: Smith Equities Corpo...
Main Contact: rsmithPM

Rent Last Update: 9/17/2014
Units Vacant: 1 **No Change**

GET COMPS


Property Code: 1211
ApartmentNowAvailable

www.aaqo.org
[Google](#) [Craig's List](#)

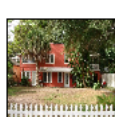

[Not My Property](#)

1216 House
Units: 1 **YR Blt:** 1949
1216 East Central Blvd
Orlando, FL 32801
TEL: (407) 496-8575
FAX: (866) 206-5930
Mgmt Co: Smith Equities Corpo...
Main Contact: rsmithPM

Rent Last Update: 9/17/2014
Units Vacant: 1 **No Change**

GET COMPS


Property Code: 1216
ApartmentNowAvailable

www.aaqo.org
[Google](#) [Craig's List](#)



[Not My Property](#)

18 North Brown-Duplex
Units: 2 **YR Blt:** 1925
18 N. Brown Avenue
Orlando, FL 32801
TEL: (407) 496-8575
FAX: (866) 206-5930
Mgmt Co: Smith Equities Corpo...
Main Contact: rsmithPM

Rent Last Update: 9/17/2014
Units Vacant: 0 **No Change**

GET COMPS


Property Code: 18Dupl...
ApartmentNowAvailable

www.aaqo.org
[Google](#) [Craig's List](#)


[Not My Property](#)

Fern Creek Duplex
Units: 2 **YR Blt:** 1940
1620 East Livingston Street
Orlando, FL 32801
TEL: (407) 496-8575
FAX: (866) 206-5930
Mgmt Co: Smith Equities Corpo...
Main Contact: rsmithPM

Rent Last Update: 9/17/2014
Units Vacant: 0 **No Change**

GET COMPS

Property Code: femcr...
ApartmentNowAvailable

www.aaqo.org
[Google](#) [Craig's List](#)

Sort By: Apartment Name



ANA Login Report Sample

Reports to help you sort through mounds of requests

Management

Home Page


FeedBack

Add More Properties

ANA Login Report

Credit Amount Log

Log out



Log Out

Apartments Now Available Search

Type: All

Date Needed

to

Login Date:

to

Property:

Name:

Model Wanted:

Search

[Previous] [Next]

Records Found: 1641

Page 1 of 17

Login Date Time	First Name Last Name Rent/As Of	Telephone Type Call Times Email	Adults / Children Unit Model Wanted Date Needed	Property	View Apply Appointment Wait List	Comments
2/13/2014 8:42:12 AM	Robert Smith	(407) 206-3791 NewResident@myrentcomps.com	2 / 1 1/1 Down Stairs 02/28/14	Fern Creek Duplex 1620 East Livingston Street Orlando	Apply	Comments
2/13/2014 8:40:50 AM	Robert Smith	(407) 206-3791 Work After 5:00PM NewResident@myrentcomps.com	2 / 0 1/1 Down Stairs 02/28/14	Fern Creek Duplex 1620 East Livingston Street Orlando	Appointment	Comments
1) 02/14/14 01:00 PM 2) 02/15/14 10:00 AM						
2/13/2014 8:37:40 AM	Robert Smith	(407) 206-3791 Work After 5:00PM NewResident@myrentcomps.com	2 / 0 1/1 Down Stairs 02/28/14	Fern Creek Duplex 1620 East Livingston Street Orlando	Wait List	Comments
2/13/2014 8:34:16 AM		NewResident@myrentcomps.com		18 North Brown-Duplex 18 N. Brown Avenue Orlando	View	Comments
2/13/2014 8:33:59 AM		NewResident@myrentcomps.com		Fern Creek Duplex 1620 East Livingston Street Orlando	View	Comments
2/13/2014 8:33:41 AM		NewResident@myrentcomps.com		1216 House 1216 East Central Blvd Orlando	View	Comments

Floor Plan Comments

Unit Rented-Click Join Waiting List to Add Name to List. HW Floors and Central heat and air. Unit includes a garage and washer/dryers.

Comments

I would be interested in touring your property. I understand that the unit I am interested in may be rented. I can be flexible on move in date.

Management



Home Page



FeedBack



Add More Properties



ANA Login Report



Credit Amount Log



Log out

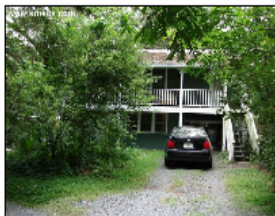


Log Out

Fern Creek Duplex

407-496-8575

Map/Free Website My Virtual Drop Box Community Amenities Development Features Unit Mix/Rent Unit Amenities Market Survey Property Pictures Manage Members



[Change]



ANA/MAR Property Code:

[Whats this?]

ferncreek

Note: Property Code and Prospect's Email must be entered before anyone can View all Properties connected to you/your regional manager. Join Waiting List, Schedule an Appointment, or Apply Online. All Activity can then be seen by running the [ANA Login Report](#) from home page.

Auto Login ANA/MAR With Property Code:

[ApartmentNowAvailable\[ANA\]](#)

Hide

☐ [Apply Online](#) (Go to My Virtual Dropbox Tab to set up)

☐ [Join Waiting List](#) by Floor Plan

☐ [Schedule Appointment](#) by Floor Plan

☐ Hide Other ANA Properties if more than

☐ Hide All Units Vacant over

[MyApartmentRent\[MAR\]](#)

Pay Rent Online (Coming Soon)
Enter Work Order (Coming Soon)

Apartment Name:

Management Co:

Default Contact: Robert Smith, rsmith@smithequitiescorp.com,
IRO [Add/Change/View](#)

Property Email:

Phone:

Fax:

Address:

City State Zip:

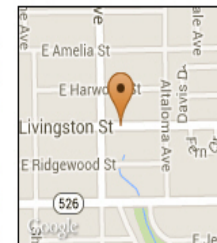
Metro Area:

County:

Submarket:

Rental Overview:

Property to Directions:



[Click Here to see Location](#)
[or here for Street View](#)

To reset the google map, you need to change the Lat and Long coordinates:

[Get GeoLocation Using Google](#)

Lat:

Long:

Property Website 1:

Example: <http://www.myrentcomps.com>

Property Website 2:

Example: <http://www.myrentcomps.com>



Sample Emails sent from Join Waiting List, Schedule Appointments and Apply Online.

From: rsmith@smithequitiescorp.com [mailto:rsmith@smithequitiescorp.com]

Sent: Thursday, May 12, 2017 8:41 AM

To: Johndoe5645@gmail.com

Subject: **Schedule Appointment-Fern Creek Duplex**

To: John Doe

Thank you for your interest in Fern Creek Duplex

We received your **Appointment request** for the following Date/Times

1st Appointment Choice: 07/14/2017 Time 01:00 PM

2nd Appointment Choice: 07/15/2017 Time 10:00 AM

Comments/Third Choice: I would be interested in touring your property. I understand that the unit I am interested in August be rented. I can be flexible on move in date.

Telephone: (407) 206-3791

Type: Work

Best Time To Call: After 5:00PM

We will either confirm or suggest another time if there is a conflict on these dates or times.

Below is the Unit/Property Details for your records:

Property Name: Fern Creek Duplex

Property Address: 1620 East Livingston Street, Orlando

Unit Details:

Model/Floor Plan Requested: 1/1 Down Stairs

ANA Market Rent: \$1100

*ANA Current Rent: \$1075

Rent as of: 5/6/2017

Unit Comments:

Unit Rented-Click Join Waiting List to Add Name to List. HW Floors and Central heat and air. Unit includes a garage and washer/dryers.

Date/Time entered: 07/13/2017 8:40:50 AM

Date Needed: 07/28/2017

***Current Rent is as of: 5/6/2017 and is subject to change without notice.**

Please let us know if anything changes on your end.

Thank you.



Robert Smith

Property Manager

IRO

Tel: 407422704 Ext



Sample Emails sent from Join Waiting List, Schedule Appointments and Apply Online.

From: rsmith@smithequitiescorp.com [mailto:rsmith@smithequitiescorp.com]

Sent: Thursday, May 12, 2017 8:38 AM

To: Johndoe5645@gmail.com

Subject: **Wait List-Fern Creek Duplex**

To: John Doe

Thank You for requesting to join the ApartmentsNowAvailable.com (ANA) waiting list for the following unit:

Property Name: Fern Creek Duplex

Property Address: 1620 East Livingston Street, Orlando

Unit Details:

Model/Floor Plan Requested: 1/1 Down Stairs

ANA Market Rent: \$1,100

*ANA Current Rent: \$1,075

Rent as of: 5/6/2017

Unit Comments:

Unit Rented-Click Join Waiting List to Add Name to List. HW Floors and Central heat and air. Unit includes a garage and washer/dryers.

Date/Time entered: 5/12/2017 8:37:40 AM

Date Needed: 07/28/2017

Comments/Second Choice: Please call me if any of your units come available. I can be flexible on Move In Date.

Telephone: (407) 206-3791

Type: Work

Best Time To Call: After 5:00PM

***Current Rent is as of:5/6/2017 and is subject to change without notice.**

If this unit comes available, we will contact you. In the meantime, please let us know if your status changes.

Thank you.



Robert Smith

Property Manager

IRO

Tel: 407422704 Ext

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- ✓ Upload Property Info From OMS to Craig's List (Oct 2018)
- ✓ Renie RentComps OMS Fax back Form ([Click](#) for Sample)
- ✓ [Supplier Advantage](#) - Why Purchase Email Lists when you can leverage your property knowledge with Other Suppliers ([Click](#) for More Information)
- ✓ MITS Compliance (Scheduled for 3rd QTR 2018) Import and export to your favorite platforms



MyRentComps 2.0 Coming 4th Qtr 2018



Co-Branded ANA Apartment For Rent
Yard sign for Management and Suppliers
([Click](#) for Order Form) 3/15/2018