

Lettings..... automated

- ◆ paperlessly
- ◆ from your phone
- ◆ saving you hours
with compliance built in

www.planetrent.co.uk



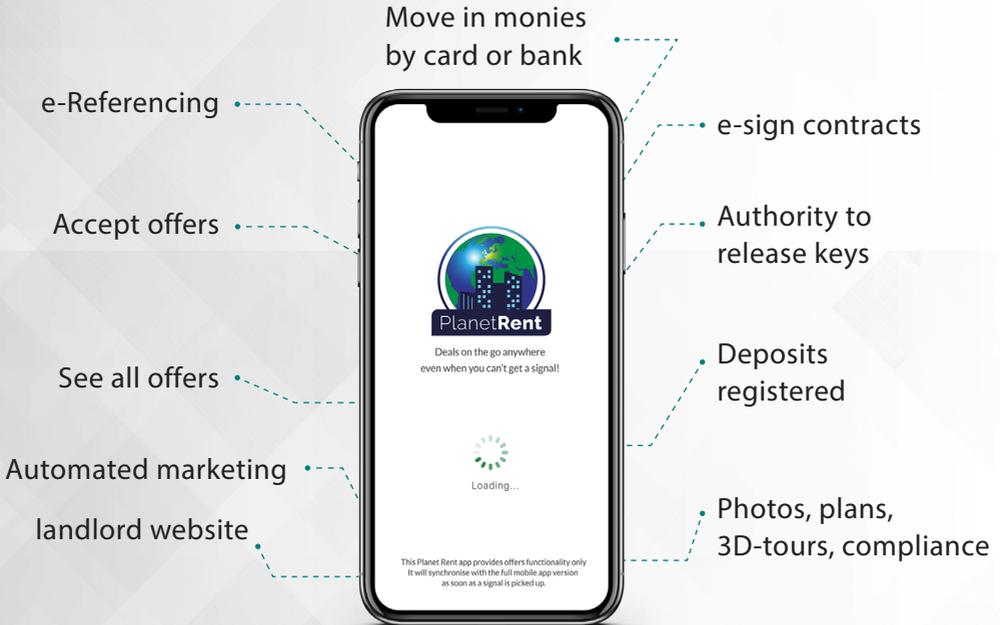
We've packed compliance, deals, free marketing and more into PlanetRent. The app can protect you from multiple fines, provides expert audit trail and delivers a corporate lettings journey. Now everyone can be a professional landlord.

BE CONSISTENTLY GREAT
the same quality lettings journey,
to every tenant, every time,
from every Agent, anywhere



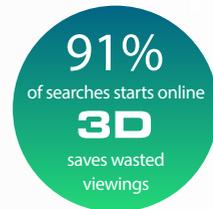
PlanetRent is lettings automated

Offers, referencing, contracts all taken care of.
Just 1 click to nudge your deals forwards.



PlanetRent is brought to you by The Ringley Group, a multi-award winning leading property solutions provider.

- Now every landlord & agent can deliver a 1st class tenant welcome journey.
- Simple traffic light approach ensures things don't get forgotten.
- API's can feed data direct to your accounting system.



Boost your marketing with a 3D tour 20% discount for Planet members.



Welcome Journey - Automated

The best protection available and it couldn't be easier, all 7 documents legally you must send is automated:

- 1) Government How to Rent guide
- 2) Deposit Certificate
- 3) Deposit Scheme leaflet
- 4) Landlords Gas Safety Certificate
- 5) EPC rating
- 6) Council HMO Statement (if applicable)
- 7) Prescribed information

Audit trail required by law

- Right to rent checks
- GDPR preferences
- Tenant requests

Our compliance tracker shows you what is missing or expiring soon.



Welcome information is auto sent

- Welcome email
- e-signed contracts
- Emergency procedures
- Repair response times (clone or adopt ours)
- Check-in Inventory
- Landlords Electrical PAT test Certificate
- Carbon Monoxide Alarm Certificate

Appliance care leaflets, auto sent

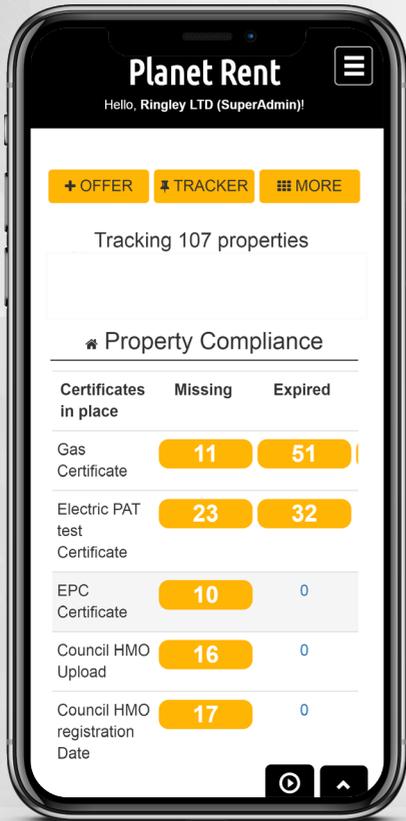
- Cooker care,
- Dishwasher care,
- Fridge/freezer care,
- Washing machine care



Over 300 Councils are set up. Assign the Council* to each property, check email addresses. We've automated the rest.



Compliance - Automated



Property Compliance
Gas & Electrical safety,
EPCs, and HMO registrations

Utility Meters & Meter Locations
Fill in utility references then tenants will
be prompted to sign up

Equipment log
Keep appliance guarantees, serial
numbers and service contracts safe

Tenant Compliance
See passports/visas expiring soon.
View Deposit certificates

Marketing Assets
Photos, floor plans and videos cloud
stored

The compelling reason to keep the compliance dashboard up to date is that it enables a fully automated professional welcome, to every tenant, every time.

The .dashboard tells you what is missing or expiring soon.
Bulk upload of compliance docs with expiry dates is possible.



Deals - Automated

Offer to contract in less than 10 minutes

We've kept it simple. Toggle between 'show all' and 'see vacant properties and those expiring in the next 3 months'.

Agents you invite only see:

- Properties you invited them to
- Other Agents (but not the tenants details) to help bid the price up.

Offers: Agents, DIY Landlords and tenants can input offers. Rent a website and tenants can input offers, saving you the effort. Offers can be accepted by Landlords, their representatives or an Agent if delegated permission is granted Everything is captured in audit trail.

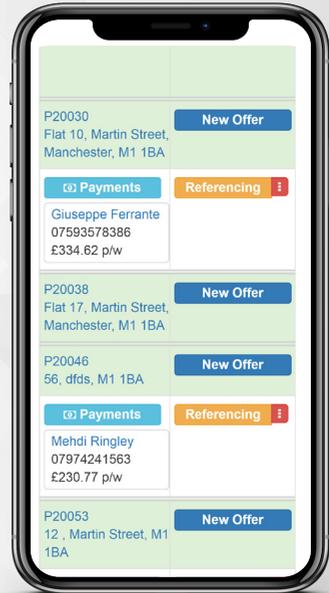
References: e-referencing is enabled pay-as-you-go or using your VeriCheck account. Tenants can do their referencing from home. Guarantor and right to rent checks, as well as a rent calculator, are built in.

e-contracts: use the default contract or your own. Map different types of contracts to each property to avoid admin mistakes. Trigger e-signing, for tenants and guarantors first, then finally the landlord can sign *

Seven Pre-move in checks:

Tabs go from orange to green so you know what is complete.

- 1) Special requests - sign them off
- 2) Inventory & meter readings
QuickInventory allows tenants to e-sign the inventory. Do-inventories yourself or commission Evolve.*



3) Deposit tenants can pay by card or bank transfer on their portal . You'll see the card receipt or statement uploaded to prove a bank transfer.

4) Move in rent - the rent calculator calculates the apportioned rent up to the next common rent date.

5) Right to rent checks - see uploaded tenants passports, the app captures proof you carried out the right to rent checks.

6) Keys tracking - photo log keys given to tenants so you know what to expect back at the end of the tenancy.

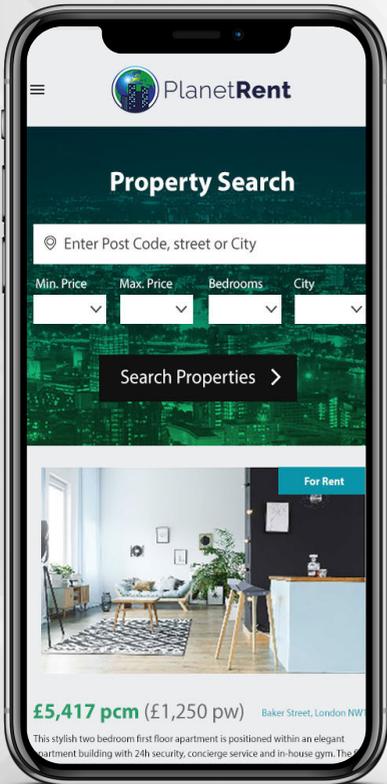
7) Deposit registration - Input your TDS number into app setup, and we'll pull the Deposit Certificate PDF and email it out to all tenants automatically.



Marketing - Automated

FREE AUTOMATED MARKETING

Set up the App to publish when the contract ends, or [x] days before



Free marketing on PlanetRent



Free to publish to Facebook



Rent a website or API properties to your website *



Pay as you go, OR charge your **rightmove** account



Pay as you go, OR charge your **Zoopla** account

ONE TOUCH PAID MARKETING

With text, photos and floorplans cloud stored, it takes one click to turn on/off paid marketing

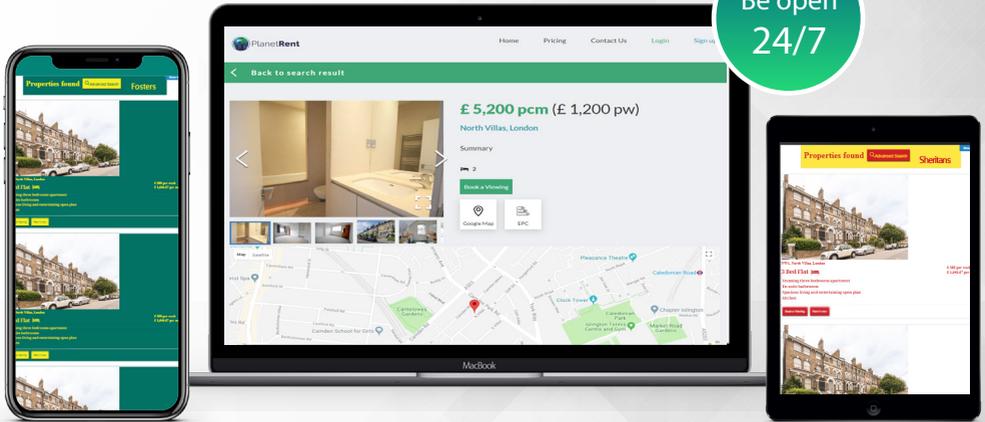




Your automated web site

Your website, in your colours,
for just a few pounds a month

Be open
24/7



New Offer

Don't want to input the offer yourself.
Send applicants the URL for them to do it
for you! Their offers feed directly into your
deals tracker.

Show 4*/5*
repair ratings

Book a viewing

Be open 24/7. Get emailed viewings requests, or direct to our
national viewings service - **Viewber**

Free advertising enabled
Properties automatically publish to:

- Your website,
- PlanetRent,
- Your Facebook page.

It's easy to set up your website

1. Choose your colour scheme,
2. Upload background photo,
3. Write up who you are -
We'll do the rest.



When a tenancy ends or you re-set it,
properties will auto publish to
PlanetRent & your own site if you rent one.

It couldn't be easier to be a professional landlord.





Reports - Automated

DESK to DESK REPORTING



Set the day you want to receive a report, we'll email it to you.

- Deposits
- Council Tax
- Legal compliance
- Void days
- Heads of term
- Contracts analysis
- Tenant profile (demographics)

There are a number of free reports you'll love. The most important is the 'Legal Compliance report' which proves everything that is legally required has been sent to all tenants to keep you safe. Legislative requirements and penalties are shown to encourage you to stay safe.

The compliance dashboard drives the welcome journey. Monitor the traffic lights and keep documents up to date, when they are present, one click distributes each of the 17 welcome emails staggered when you choose over the first month.

Property Ref	Property	Tenant	How to Rent guide Prevents S21 Notice	Deposit Certificate 3x deposit fine and prevents S21 Notice	Gas Safety Certificate Unlimited fine and prevents S21 Notice	Electric Certificate	EPC Rating £350 fine and prevents S21 Notice	Check-in Inventory	HMO statement up to £20,000 fine and prevents S21 Notice
P20030	Flat 10, Martin Street, Manchester, M1 1BA	Maryanne Bowring	10-5-2018	12-5-2018	No Gas 12-5-2018	Not LL Policy 14-5-2018	Exempt	12-5-2018	Not HMO
P20037	1A Aristotle Road, Martin Street, Something, M1 1BA	Mehdi Smith	10-5-2018	12-5-2018	No Gas 12-5-2018	Not LL Policy	Exempt	12-5-2018	Not HMO
P20037	1A Aristotle Road, Martin Street, Something, M1 1BA	Leana Aristodemou	12-5-2018	14-5-2018	12-5-2018	Not LL Policy	12-06-2018	24-5-2018	Not HMO
P20027	Flat 7, Martin Street	As As	14-5-2018	16-5-2018	No Gas 14-5-2018	Not LL Policy 18-5-2018	Exempt 14-5-2018	28-5-2018	Not HMO



Managing your Agents - Automated

Invite Agents find tenants and/or manage your properties

On each Property:

Step 1: Select when the Agent should see your property
(on move out day, before, delay...)

Step 2: Set the service you want *
* find tenants, * let & manage

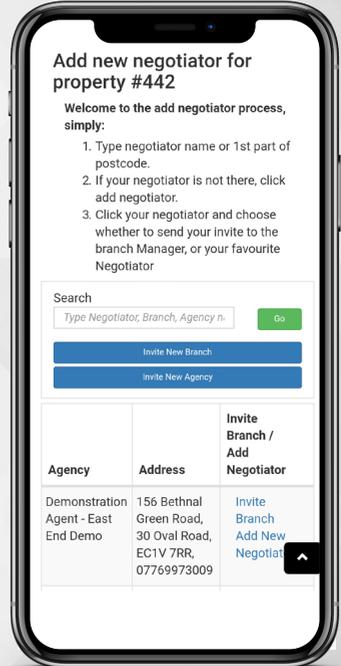
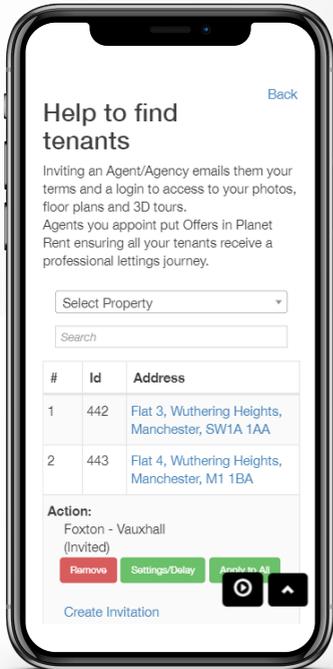
Step 3: Set the rent you want to achieve

Step 4: Offer the fee you want to pay

Step 5: Delegate accepting offers/references if desired

Step 6: Send your invite

NOTE: Agents see all offers (but not other Agents' tenants), to encourage them to bid the rent up for you.



Invited Agents get a login to your PlanetRent Agents portal to use your photos, plans, 3D tours on their own Zoopla and Right Move accounts

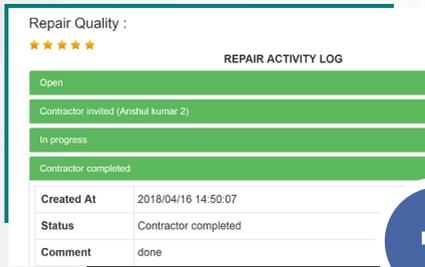
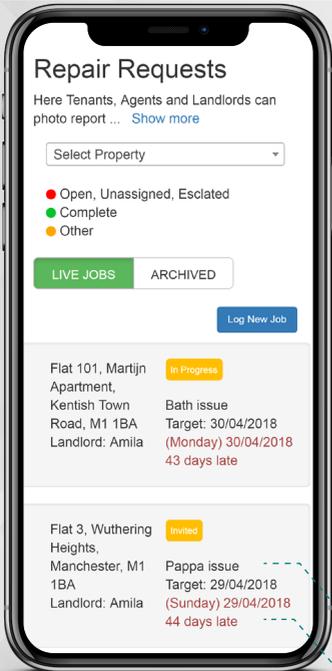


Repairs - Automated

Tenants can log repairs from their phone. GDPR consents are captured before passing their details on to contractors.

Landlords or their Agents can invite contractors and get reminded if a job is not picked up within 2 hours.

Contractors accept jobs, make appointments, can upload before and after photos and invoices. Marking the job as complete triggers a 'rate repair' request to the tenants. Enter your facebook page details and we'll push 4* and 5* ratings, to build your profile. If you rent a website, we'll send good ratings there to.



The process:

- Tenant photos/ videos problem
- Landlord or Agent receives
- Invites contractor
- Contractor contacts customer
- Job done photo uploaded
- Tenant rates repair

Repairs setup

6 categories and 25 repair types already set up for you. Of course you can add more if you want to.

TARGET RESPONSE TIMES....
 Use ours or edit them to suit you
 Counter to show if a repair is late



Inventories - Automated

For inventories we have enabled 4 options:

- 1) No inventory required
- 2) Input meter readings and upload an inventory,
- 3) Download our Quick Inventory App & do-it-yourself
- 4) Instruct Evolve who also use Quick Inventory which allows you to automatically sync the inventory PDF & meter readings.

FULL API
to Quick
Inventory



WELCOME LASTS ONE MONTH
welcome emails drip fed to tenants
throughout the first month of tenancy.



Welcome and Utilities

Send tenants up to 18 built in emails on a staggered basis, with documentation or advice notes, to effortlessly at one touch deliver a corporate standard of welcome.

The welcome journey is powered by the compliance dashboard (see page 3) and expert audit trail is contained in our Legal Compliance Report (see page 13).

For institutional providers



For large housing providers such as: Student Housing Associations and Build to Rent Landlords PlanetRent will automatically set tenants up in BusyLiving including all their tenancy docs.

The BusyLiving app monetises and controls facilities. Better still it has community events marketing tools built in, out-putting to lift screens, emails and app notifications, as well as all the usual front desk functionality.



All emails you need included

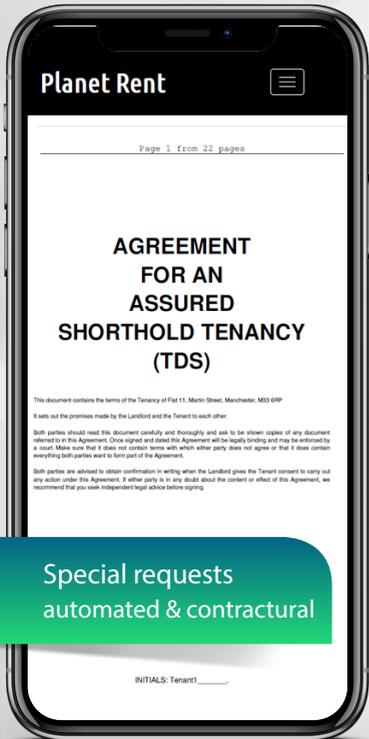


The app comes set up ready to go or download the email book to decide if you want to clone and edit any. Over 100 emails pre written in a 'young vibrant' tone of voice.

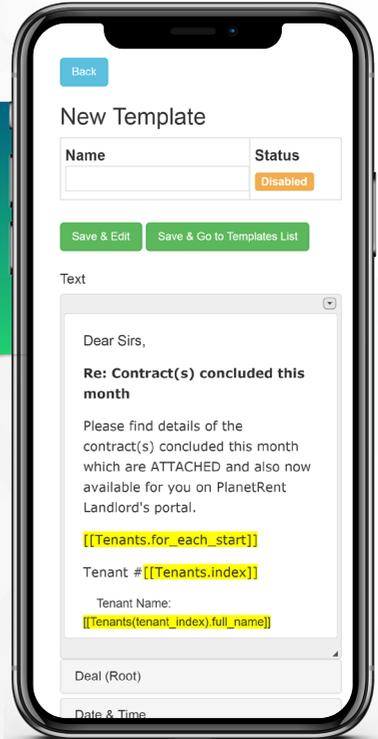
100+ emails included

CUSTOMISE EMAIL sign off

- "from PlanetRent"
- "on behalf of your landlord"
- "#user#, #company details#"



Special requests
automated & contractual



Contracts.... as many as you like

Add your own contract, even multiple contracts, e.g. for flats, parking spaces and rooms, or do nothing as our standard Assured Shorthold Tenancy is built in and includes:

- an optional break clause,
- a lockout clause e.g., to prevent leaving over christmas or slow periods,



App set up in simple steps



Viewings - No problem
One tick to become a Viewber member and access their national viewings service



Inventories- No problem
One click and you'll be transferred to Evolve who offer a national inventory and EPC service



3D, photos & plans - No problem
Enjoy discounts with The 360 View



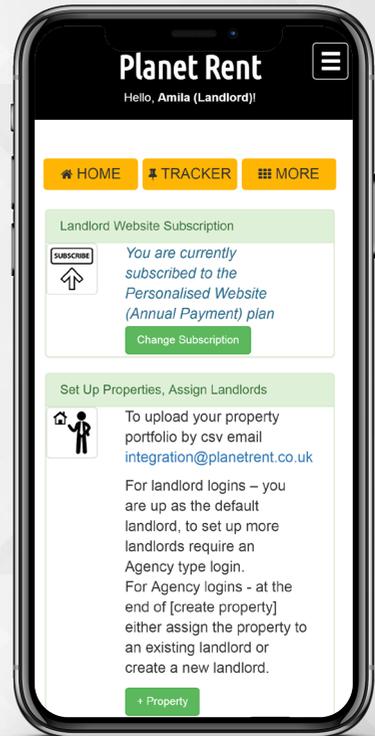
Direct Debits - No problem
Don't rely on tenants to set up a standing order. We'll collect rent from each tenant, and arrears from others jointly and severally liable.



Help & Support - No problem
We've added Video demos for the 55 app features so you don't miss a trick. Generate a support token and we'll help you between 10am and 4pm.

Get set up fast

We want you to get the full benefit of PlanetRent, so we've put all app settings together in one place.



Beyond a 1st class welcome four options



rent collection by direct debit



A weekly new contracts excel



a memo to your rent department



Open API to accounting packages *

Set up - choose your automation

Set up

- Properties, their EPCs, photos and floor plans
- Landlords (add a bank account for each property if you wish)
- Your referencing agency (Vericheck as standard, others on request)

BULK
UPLOAD *

Marketing

If you need help, or use Agents then invite Agents to

- Offer the fee you want to pay,
- For the service you want,
- On one or more properties, you can also choose to delegate accepting offers and references.

INVITE AGENTS FOR FREE:

Set your terms for finding tenants & managing one or more of your properties.

Planet Rent is free for all Agents

The Invite function grants your Agents access to Planet Rent to:

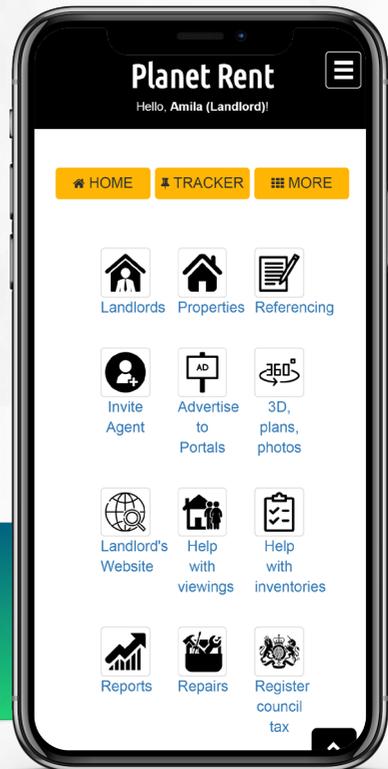
- Use your marketing photos & plans, with their Zoopla/Right Move account

Visibility on all deals

It has never been easier for Landlords to:

- Track deals,
- Check offers & references or delegate,
- e-sign contracts,
- Manage multiple Agents.

MAP CONTRACTS to PROPERTIES
..... no more mistakes
1 PAGE TO ENTER TARGET RENTS
..... delegate accept offer > rent



Especially for portfolio landlords



You don't need to be a professional Asset Manager to want:

Expert audit trail

- Tenant's 'special requests'
- Acceptance of offers & references
- Right to rent checks
- Repairs - avoid invalid S21 Notices



A built in calculator

- Rent apportionment/move-in rent
- To trigger when a guarantor is required



All deals, all properties

- Done your way
- All Agents using your deals tracker
- Accept offers, references & e-signing contracts on your phone

Delegate to Agents (optional)

- Accept offers above the headline rent
- Accept references

For maintenance

- Assign favourite contractors to each property to avoid mistakes

SUITABLE FOR SITE STAFF

- simple traffic light system..... makes the process clear
- legislation built in so we'll train your users



7 Reasons to use PlanetRent

1. Marketing

- It's FREE to advertise on the PlanetRent portal,
- Cloud store marketing assets (photos, floorplans, 3D, videos, EPCs),
- Advertise on Zoopla & RightMove (pay as you go or members get billed direct),
- Landlords can self manage, or, give their Letting Agents access whilst retaining control.

2. A compliance dashboard to know what needs doing when

- Property compliance: EPCs, Gas safety, HMO Registrations and PAT testing,
- Tenant compliance: Passport expiry dates, TDS certificates and Inventories,
- Equipment log: Assets register, reference numbers & contracts,
- Marketing assets: Cloud storage of everything you need to publish properties.

3. A paperless, admin-free professional lettings journey

- Offers on the go, or at the viewing,
- A 'to do list' so special requests get done,
- Approve/reject offers (multiple agents enabled),
- A deals tracker, 1 touch to NUDGE deals through,
- Referencing, (pay as you go, or direct billing for Veri Check members),
- Card payments for rent & deposits enabled,
- e-signable contracts (multiple contract types),
- Pre-move in checks,
- 1st class welcome & utilities process: handbooks, out of hours advice & more,
- Deposit registration, pay as you go OR direct billing for TDS members,
- Right to rent passport checks,
- Your own tenant portal.

4. Repairs reporting for tenants

- Photo repairs,
- Rate repairs to track tenant satisfaction, push good ratings to Facebook.

5. Landlord websites

- Publish properties to your rented website or,
- Connect available properties, offers & viewings to your existing website*.

6. For Agents

- A landlord portal: give your landlords a l to see compliance and track deals,
- API deals into your accounting system.

7. Rent collection

- Rent collected from each tenant by direct debit and paid to you.

*API development required



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