



# Property Management Software

Built *by* property managers *for* property managers

Whether you manage your own properties, or you provide management services for property owners, **RenTrac™** can help you reduce your personal workload and enhance your management process.

Download your free evaluation copy of **RenTrac™**: <http://www.rentrac.com>  
Contact Swifton Digital to get an installation CD: [sales@swifton.com](mailto:sales@swifton.com)

The screenshot displays the RenTrac software interface with several windows open:

- Contracts Window:** Shows a list of tenants with columns for Last Name, First Name, Middle Name, and Unit. Tenants listed include Burton, Lake, Larsen, Lee, and Lloyd.
- Occupancy Window:** Features a pie chart and a bar graph showing projected occupancy from July 2003 to June 2004. The bar graph shows occupancy levels for each month, with a peak in the summer months.
- Main Contract Window:** Displays a detailed rental agreement for 'Sommer Burton' at 'Duplex Downstairs (#1)'. It includes fields for Contract Date (5/21/03), Property, Unit, Rent (\$230.00), and Term of Contract (8/25/03 to 8/24/04). It also lists utilities (Gas, Electricity, Water, Garbage, Sewer, Telephone) and a Rental Deposit of \$200.00.
- Rental Agreement Form:** A printed document titled '2003-2004 STUDENT-LANDLORD RENTAL AGREEMENT' for 'Sommer Burton' at 'Duplex Downstairs (#1)'. It includes sections for 'GENERAL INFORMATION', 'TERMS OF CONTRACT', 'LATE FEES', 'UTILITIES', and 'RENTAL DEPOSIT'. The document is partially filled out with tenant information.

- Some of the features that make **RenTrac™** the most powerful software of its kind:
- **Contracts** Automatically generate rental agreements for printing, e-mailing, and archiving
  - **Deposits** Track deposits and generate professional deposit refund reports
  - **Rent Due** Generate rent due reports for a particular month or for a historical period of time
  - **Occupancy** Graphically illustrate contracts in force over any two year period
  - **Vacancy** List all vacancies over a two year period, including "vacant on" and "vacant until" dates
  - **Filters** Filter tenants based on contract status (current, past, future) and/or rental occupied
  - **Cash Flow** Calculate and report the monthly cash flow for any rental or for any owner
  - **Income Taxes** Provide an income tax estimate that closely mirrors the IRS Form 1040 Schedule E
  - **Simplicity** Experience the most intuitive, efficient, user-friendly interface available
  - **Integration** Export financial transactions to banking software (Quicken, etc.)
  - **Flexibility** Customize reports using your own word processor or spreadsheet software

- Additionally, a special **BYU** version of **RenTrac™** provides the following:
- **Calendar** Integrated 5-year **BYU** academic calendar
  - **Web Site** Link to **BYU's** off-campus housing web site
  - **BYU Contract** **BYU** Off Campus Housing Student-Landlord Rental Agreement

