



Property Management App Comparison Sorted by Score, then by Cost

Rank	Property Management Application	1. Collects Rent	2. Pays Landlords	3. Portals for Landlords	4. Mobile UI	5. Multi-User	6. Balance Sheet	7. T-12	8. AVR & AP Aging Reports	9. Accrual Accounting	10. Journal Entries	11. PM Company Accounting	12. Auto bank feed (like QuickBooks)	13. CSV Export	14. Tags	15. Bedroom / Roommate Accounting	16. Owner Statement	17. Tenant Ledger	18. Vendor Ledger	19. Reports drill-down	20. No convoluted "Cleaning Accounts"	21. No ZDRs ("Zero-Dollar Receipts")	22. Coordinates Maintenance	23. Pays Vendors	24. No fees for ACH transactions	25. Document Storage	26. Easy Bank Reconciliation	27. Applications / Tenant Screening	28. Year-End 1099s etc.	29. Easy Search	30. Pretty, "pops"	31. Marketing / Listing / Web Site	% Score	Minimum Monthly Cost	Additional Cost per Unit	Netty Onboarding Cost	Remarks
1	Point 2 Property Manager – owned by Yardi	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	84	\$50	\$1.00		Slick, fast. URL is still diyres.com	
2	PropertyWare	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	84	\$250	\$1.00	X	\$500 onboarding for 25 units	
3	Property Matrix	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	84	\$289				
4	Rent Manager	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	84	\$55		X		
5	Resman	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	81	\$44	\$1.75	X	\$960 onboarding fee for 6 hour webinar	
6	ValencePM	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	74	\$100	\$1.75		Modular: Maintenance, Accounting, Management. No owner portal. Uses Pay Your Rent to process transactions.	
7	Yardi Genesis 2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	74	\$100	\$1.00		Annual terms, minimum \$1,200	
8	Appfolio	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	74	\$250	\$1.25	X	\$400 onboarding fee	
9	Rent Post (formerly iRealtyManager)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	71	\$29			Slick, nimble! Mature. Coherent Chart of Accounts with assets & liabilities, but no balance sheet. :(Prepaids are treated inappropriately as income.	
10	Buildium	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	71	\$45		X		
11	Rentables	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	65	\$5	\$0.50		\$.50 per \$1,000 rent. 3-300 properties.	
12	Rentec Direct	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	58	\$30	bands			
13	123 Landlord	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	55	\$0	\$0.65			
14	SimplifyEM	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	48	\$10	\$0.33		QuickBooks Export	
15	Smart Property Manager	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	48	\$26	\$1.38		Signup process fails.	
16	Tenant File	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	45	\$0			One time cost \$270. Since 1994. Exports to QuickBooks. No balance sheet. Steep learning curve. Additional charges for ACH, customer support, tenant screening.	



Property Management App Comparison Sorted by Score, then by Cost

Rank	Property Management Application	1. Collects Rent	2. Pays Landlords	3. Portals for Landlords	4. Mobile UI	5. Multi-User	6. Balance Sheet	7. T-12	8. A/R & A/P Aging Reports	9. Accrual Accounting	10. Journal Entries	11. PM Company Entries	12. Auto bank feed (like QuickBooks)	13. CSV Export	14. Tags	15. Bedroom / Roommate Accounting	16. Owner Statement	17. Tenant Ledger	18. Vendor Ledger	19. Reports drill-down	20. No convoluted "Cleaning Accounts"	21. No convoluted "Zero-Dollar Receipts"	22. Coordinates Maintenance	23. No fees for ACH transactions	24. Easy Bank Reconciliation	25. Applications / Tenant Screening	26. Year-End 1099s etc.	27. Easy Search	28. Pretty, "pops"	29. Marketing / Listing / Web Site	% Score	Minimum Monthly Cost	Additional Cost per Unit	Netty Onboarding Cost	Remarks
17	Property Manager Cloud	1	1	1	1	1							1				1	1						1	1					45	\$15	bands		Punts to renttrack.com for rent collections. Free 60 day trial. Single-entry accounting, only income & expense, no assets or liabilities.	
18	Smart Housing	1	1	1	1	1										1	1	1					1	1	1	1	1	1			45				Web site & marketing. Salt Lake City. Boasts of a double entry accounting system but nothing on their nav menu. Requested info.
19	Rentbook	1	1	1	1	1						1				1	1	1				1	1					1		39	\$0	\$2.00		Aussies. Registration fail.	
20	Tenant Cloud	1	1		1							1					1	1		1	1	1	1					1		39	\$0				
21	Acturent	1	1	1	1							1					1	1				1	1					1		39	\$5	\$0.30		Quick & slick. Coherent Chart of Accounts. Reports are "Widgets" but there's no balance sheet widget.	
22	Total Management	1		1			1	1				1					1	1			1	1	1						39	\$125	\$1.00				
23	PocketRent	1	1	1	1	1															1	1	1	1			1	1	35	\$39	\$8.00		Works with Xero Accounting. Based in New Zealand		
24	Cozy	1	1	1	1	1										1	1			1	1									32	\$0				
25	TrueRent	1	1	1												1	1	1				1	1							29	\$15	\$1.00		Since 2013. Redwood, CA. Weird, convoluted ledger arrangement.	
26	Rentalutions	1	1	1	1	1										1						1								26	\$0			Slow	
27	Rentigo	1	1	1	1	1						1					1					1								26	\$0			Transaction fees 2.5% credit, 1% debit, \$.99 e-check.	
28	Pendo	1			1							1											1					1	1	23	\$10			Slow. Ya get what ya pay for. Punts on rent collection to Braintree.	
29	Rent Tracker Cloud				1												1	1								1		1		16	\$9	\$0.50		Slow. No Help.	
30	UnitConnect																											1		3	\$34				Useless, half-baked. Bank transactions do not link to properties or categories. No balance sheet. Dubious functionality in general. Problematic account setup. I wouldn't trust it to do anything right.
31	AMSI																														0				