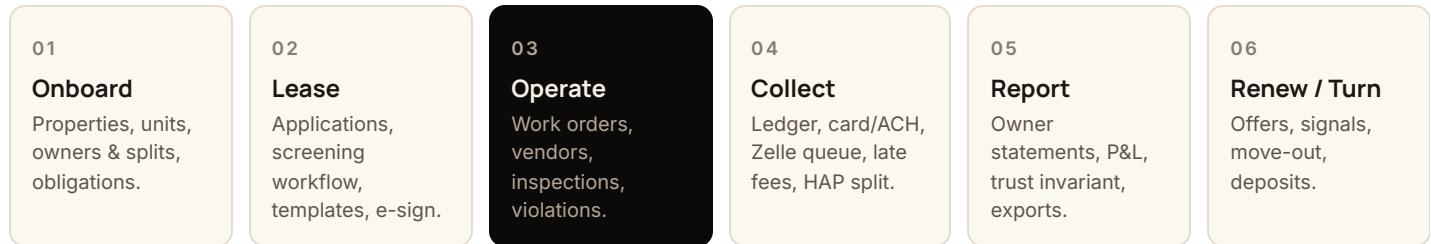


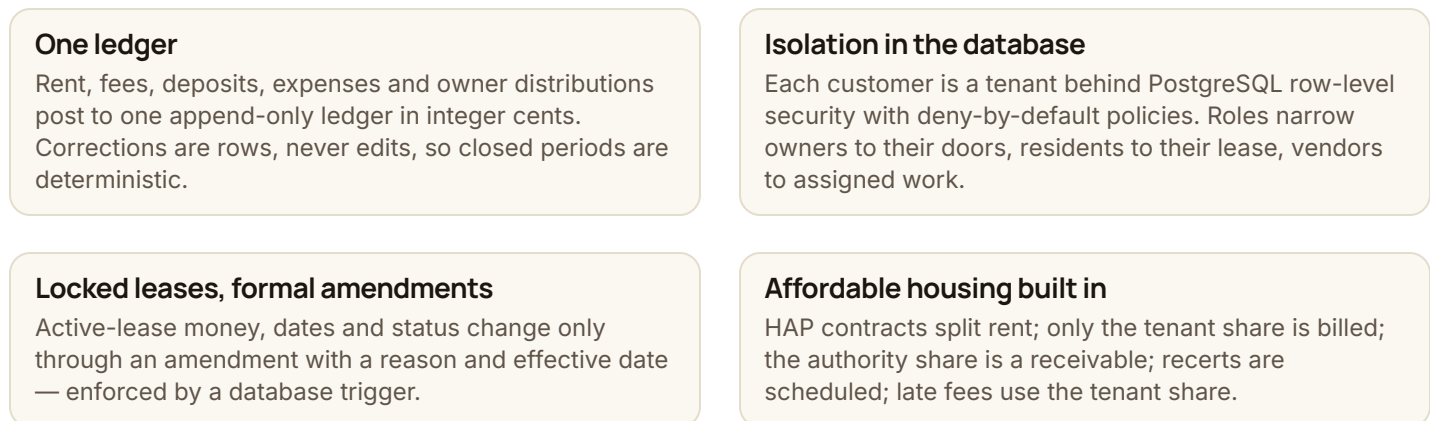
The operating system for modern property management.

One connected record for properties, units, applicants, leases, inspections, maintenance, payments, accounting, owner reporting and resident operations — for property managers, owners, affordable-housing operators and residential portfolios of 25–2,500 units.

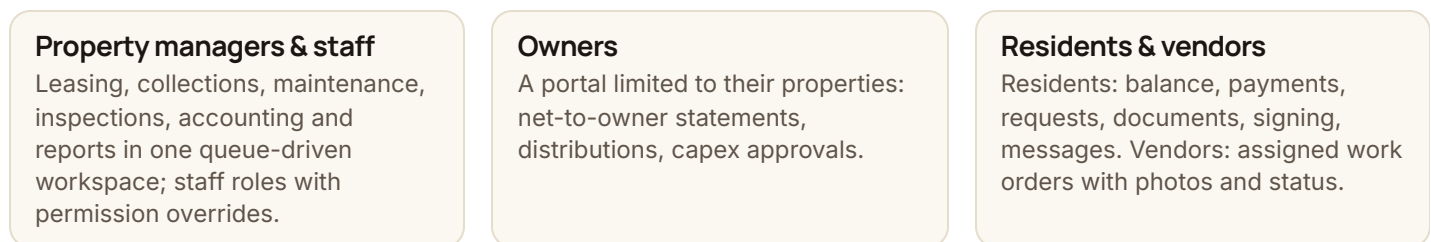
The lifecycle



How it is different



Roles



Capabilities by area

Labels: **Built** implemented with tests · **With configured integration** needs a provider you configure · **Pilot** enabled per pilot · **Planned** roadmap.

Property & unit operations **Built**

Type-first onboarding (13 property types, 16 unit types), owners with 100%-enforced splits, obligations, custom fields. Portfolio import **Pilot**.

Inspections, move-in/out, deposits **Built**

Guided inspections with photos and item costs, key-release gate, move-in vs move-out diff, deposit lifecycle to disposition letter.

Leasing & screening

Multi-applicant applications, offers, one-step approve → lease, renewals **Built**. Consent gates and adverse-action reminders **Built**; live reports via a CRA you contract **Configured**.

Owner reporting & accounting **Built**

Net-to-owner statements, owner portal, capex flow; balanced GL, trust invariant, period close, bank matching, standard reports, QBO/CSV/1099 exports. Check printing **Planned**.

Leases & e-signatures **Built**

Template builder with merge fields, rules-based compliance review with citations, locked leases with amendments, native envelopes with audit certificate.

Affordable housing / Section 8 **Built**

HAP contracts, split billing, expected-vs-received, recert schedules, tenant-share late fees. Rent limits **Configured**; HUD-format reporting **Planned**.

Resident portal & payments

Ledger, portal, Zelle queue, late-fee engine, messaging **Built**. Card/ACH via Stripe Checkout, autopay, SMS/push delivery **Configured**.

Analytics, API, security, mobile

Role dashboards, report builder, search, API keys, webhooks, RLS, RBAC, audit, MFA **Built**. Revenue signals, native shell **Pilot**. AI assistant (approval-gated), push **Configured**. SSO, store listings **Planned**.

Maintenance & vendors **Built**

Work orders with status machine, explicit vendor dispatch, vendor portal, parts inventory, violations with cure periods, 1099 export.

Security summary

PostgreSQL row-level tenant isolation · role-based access with overrides · append-only audit and money tables · script passwords, TOTP MFA, lockout · hashed sessions, API keys and tokens · HTTPS/HSTS and per-response CSP nonces · layered rate limits · schema validation and parameterised SQL · signed expiring file URLs · nightly backups with pre-deploy snapshots · marketing, app and database as separate deployments. Planned: shared rate limiter, SSO, independent penetration test.

Pilot program · 60–90 days · operators with 25–2,500 units

Discovery → portfolio setup → data import → staff enablement → controlled launch → weekly feedback → production rollout. Pricing agreed in writing before onboarding and carried into the growth plan. Metered services (screening, payments, e-signature IDV, storage, messaging) are itemised at provider cost.

Request a pilot: residentaxis.com/pilot/ · sales@residentaxis.com

ResidentAxis is software; it is not a bank, payment processor, consumer reporting agency, law firm or housing authority. Screening, payment and e-signature outcomes depend on integrations the operator configures. Nothing here is legal, tax or compliance advice. [COMPANY LEGAL NAME, LLC] — placeholder until site.config.ts is finalised.