Cross these 25 tedious tasks off your to-do list permanently

Ailo

Managing payments & accounting

- ☐ Daily receipting, bank reconciliation, and writing cheques
- ☐ Chasing rejected BPAY payments
- ☐ Mid and end-of-month statement runs
- ☐ Chasing unidentified deposits and reversing dishonoured rent
- ☐ One-off disbursements for investors

They control their cash flow and can choose to get paid as soon as rent is paid

Tenancy lifecycle

Request a deposit directly in Ailo, and we'll keep you up-to-date on when the payment has cleared

- ☐ Checking the trust continuously to see when an applicant pays their deposit
- ☐ Calculating and communicating the final rent payment to tenants before a property is vacated
- ☐ Refunding overpaid rent and fees when a tenant pays past the vacate date
- ☐ Fielding paid-to date enquiries
- ☐ Wasted time manually processing Centrepay payments, receipting and credits. We do it all.

Ailo won't receipt overpaid rent after the vacate date

Managing your day

Schedule periodic agreements to review again on a specific date

- ☐ Scrolling through rent review reports full of expired leases
- ☐ Cobbling together a mismatch of reports to see if you've hit weekly targets
- ☐ Triple checking you've charged the right event-based fees
- ☐ Following up to check your colleague completed the task you assigned them
- ☐ Tracking signatures in multiple logins to complete a lease
- ☐ Managing tasks with a jumble of third-party apps that don't talk to each other, and other workarounds

Managing bills & suppliers

- ☐ Alerting an investor and managing trades when rent won't cover an upcoming bill
- ☐ Processing bond refunds even for extra repairs or cleaning
- ☐ Facilitating part-payment on large invoices, so repairs aren't delayed
- ☐ Asking owners of vacated or sold properties to cover bills by doing an EFT to trust, so you can disburse bills and issue statements

Enter the bill in Ailo for the renter to pay immediately, so you can finalise the tenancy quickly and refund the bond in full

Investors can easily nominate a credit or debit card on Ailo

Communication

Your conversations are all in one place finally, so you don't go down an endless rabbit hole

- ☐ Phone tag and lost emails
- ☐ Trying to figure out the history of a property usually managed by one of your colleagues

View properties and chats from other teams, so you can go on holiday finally(!) without your portfolio falling apart when you're gone

Arrears management

- ☐ Validating whether a renter *actually* paid
- ☐ Calculating rent increases to the adjusted day, and then chasing any shortfalls
- ☐ Chasing arrears

"I'm looking at your account and there is no pending payment. I'll stay on the line while you open Ailo and try again."