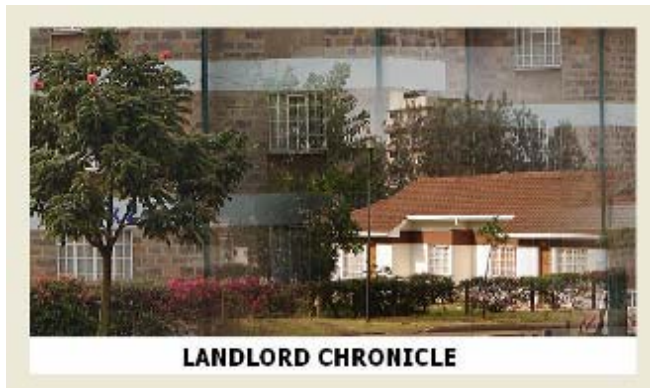


LANDLORD CHRONICLE

..the landlord's workhorse



Landlord Chronicle™, or **Chronicle** in short, is a **computer program** for managing the data and transactions arising when renting out dwellings and business places to tenants. It is intended for use by landlords with many tenants. You can think of **Chronicle** as the landlord's workhorse.

Chronicle runs on any computer installed with Microsoft Windows and Microsoft Access. The program revolves around three main concepts:

- (a) Data capture and transaction processing;
- (b) Statistical data analysis and reporting;
- (c) Preparation of accounting reports.

Some of the key business activities handled include:

- Renting and leasing out dwellings or business places;
- Invoicing for added services, e.g. garbage collection;
- Receiving payments;
- Repairs and renovations;
- Posting of other recurrent expenses, e.g. water bills;
- Surcharging, penalties and other ad hoc charges;
- Refunds.

OUTPUT REPORTS

More than 50 reports are available in the system, providing you with a wealth of information about your business. Such reports include:

- tenancy agreement,
- current tenants list,
- itemized payment receipt,
- ad hoc charge note;
- debtors list,
- tenant statement of account,
- A4-size pin-up poster,
- recurrent expenses analysis,
- rent progression report,
- water meter reading sheet,
- rental income and expenditure report.

BENEFITS OF CHRONICLE

This program enables a landlord to exploit the power of computers in his business. Key benefits are as follows:

◆ Free templates

To assist you in the process of collecting required data, Chronicle provides you with ready templates that can be printed out and used immediately. Four of these are *application for tenancy*, *sample tenancy agreement*, *keys issuance form*, and *water meter reading sheet*.

◆ Receipting

You need not retain a receipt book anymore. As long as you have a computer printer at your disposal, you can issue computer-generated receipts and other vouchers.

◆ Easier management of tenants

No matter how many tenants you have, monitoring their rent payments becomes very easy. You will always know who has paid and who has not paid rent. You even get detailed summaries of your tenants' rent payment habits.

◆ Bottom line performance reports

Periodical business results are available to you at the click of a mouse button. In fact, these results are available to you throughout the year, covering any period of time. Knowing your overall business performance is not just comforting. It also enables you to make future plans based on solid information.

◆ Containment of book-keeping costs

For landlords with many tenants, a lot of transaction data is generated. The analysis of such data would require procurement of book-keeping services from time to time. This expense can be avoided or minimized by investing in Landlord Chronicle.

◆ Publicity

Publicizing the vacant rentable units is made easier. You can print out publicity leaflets and A4-size pin-up posters at any time.

◆ Minimal cost outlay

With a price tag of just **KSh 25,000** (twenty five thousand) that includes **6** hours of user training and a 9-month warranty, **Chronicle** is quite affordable.



REQUIREMENTS

To make optimal use of Landlord Chronicle, you will need to have the following resources:

- A PC or laptop computer installed with Microsoft Office;
- A printer. A small laser printer or a dot-matrix printer will do;
- A CD drive or an external hard disk for data backup;
- An anti-virus program;
- A desk and a chair;
- Some stationery (paper & tonner or printer ribbon).

If your rental properties are currently managed by an agent, you may not need Landlord Chronicle. However, you could suggest to your agent to adopt Daftari PMS from Milestone Computing for use at his or her office.

FREE DEMONSTRATION

We provide free demonstrations of Landlord Chronicle to prospective customers. You can use such demonstrations to gauge product quality or to discuss customization requirements. Just get in touch with us and we will come to you.

60-DAY FREE TRIAL COPY

In addition to a free product demonstration, we are happy to provide you with a 60-day free trial copy of the software for you to try out independently.

This is a great way of finding out if you like the software enough to buy it, and if any fine-tuning will be needed.

TRAINING

Scheduled training for a maximum of 6 hours (3 sessions of 2 hours OR 2 Sessions of 3 hours) will be provided at no extra cost during implementation.

Persons who are not very familiar with the use of computers are encouraged to book additional training of about 5 hours at a cost of KSh 750 per hour.

PRODUCT SUPPORT

Product support will be provided in three ways: phone calls, email messages and site visits. The product vendor will exercise discretion in determining when a site visit is necessary.

Within the first nine (9) months, and subject to terms and conditions indicated in the product license agreement, product support will be largely free.

After the first nine months, product support will be provided at a fee, either on ad hoc basis or based on an annual support agreement.



OTHER PRODUCTS FROM MILESTONE COMPUTING

We have other software products for the real estate world:

- **Daftari PMS** - This is similar to Landlord Chronicle, but it is created with the real estate agent in mind. It focuses on rent collection business as well as sale of plots and houses. We think real estate management practitioners will like the range of features in this product.
- **Shikana 4 Residents** - This program targets groups in modern residential areas, notably those in gated communities. Wherever there is a group of estate residents that pull resources together to achieve common goals like security and estate upkeep, then Shikana 4 Residents will be helpful. Instead of keeping a manual register of members and member payments, you can use this program.

GET YOUR COPY OF LANDLORD CHRONICLE TODAY

For trade enquiries, please get in touch with Macharia on Tel: 0708-291890;
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