



TRUSTED BY THE UK'S MOST DYNAMIC LANDLORDS

# COHO's Property Management Solution

The all-in one, easy to use software that helps Property Managers of single lets and HMOs to improve their occupancy rates by delivering an outstanding tenant experience from, start to finish.





# Take a load off with COHO's Property Management Solution

Whether you manage 2 or 200 properties, whether it's HMOs or single lets, the pressure is real: tenant turnover, maintenance coordination, compliance regulations, financial tracking and of course, the steady stream of communication, all adds to the complexity of property management.

COHO's "easy-to-use" property management software delivers built-in solutions to effortlessly meet your day-to-day requirements while ensuring long-term compliance and profitability.

Read on to discover how COHO helps you stay on top of continuous changes, avoid costly oversights, and deliver an outstanding tenant experience.

“ Our experience with COHO so far has been fantastic; a great, responsive system supported by an amazing technical and customer service team that both knows the industry and cares about the tenant, landlord and agency experience. ”

- Moorview Lets

“ We've tried multiple PMS systems for our student property management and pretty much gave up hope that we'd find a good one that didn't feel like being back in 1998. But the team are killing it with COHO! ”

- FAT Properties

# Market-leading tenant onboarding

COHO offers a range of features to help you build a customised onboarding process that fits around your workflow. Set it up once and never worry about it again.

## How COHO Property Management enables seamless onboarding:

- 1 Flexible holding deposit functionality to reserve the room
- 2 Customisable application forms
- 3 Automatically create a rent schedule
- 4 Share compliance documents with tenants
- 5 Use COHO eSignature for tenancy agreements
- 6 Flexible move-in monies calculator

“ The onboarding process is the biggest win for us. It used to take hours of pinging emails backwards and forwards to ensure everything is in writing but nowadays it's just a couple of clicks and it's sorted and logged. It's much more professional looking for our tenants: the COHO portal confirms to them we have high standards in our processes. ”

– LEA Property Solutions

## Customised Application Forms

**Application Form**

Do you require an application form to be completed?

You can create one or more application forms for your organisation, choosing what questions you would like to include on each form - [show more](#)

**Application forms**

You can store more than one application form for your organisation.

**Name this application form**

**Short (no financials)**  
 This will only be seen by members of your team, to allow you to recall this specific onboarding.

**Application form questions**

- Forename
- Surname
- Date of birth
- Email
- Mobile number

Select which optional questions you would like to include on this form.

- Current address
- National insurance number
- Next of kin
- Current landlord details  
Including name, telephone number & email address
- Copies of recent bank statements  
You can choose how many months should be uploaded

**History**

- Ever bankrupt  
If Yes, the applicant is asked to provide an explanation
- Any CCJs  
If Yes, the applicant is asked to provide an explanation
- Any criminal record  
If Yes, the applicant is asked to provide an explanation

**Income & employment**

- Employment status  
If Employed, the name and contact details of the employer  
If Self-employed, an upload of the latest set of accounts.

**Additional questions**

**Provide Information Requested**

Forename: Wyatt  
 Surname: Neal  
 Mobile number: 07745603163  
 Email: wneal@gmail.com  
 Date of birth: 16/10/1989  
 Current address: 112 City Road, Birmingham, West Midlands, B15 9HQ

## Rent Schedules

**Monica Gilbert**  
 This person hasn't yet joined COHO  
 Contact number 07953171876, Email [monica@gmail.com](mailto:monica@gmail.com)

Monica Gilbert hasn't yet accepted the onboarding invite. You can [resend](#), or give them this link [coho.life/fo/637955A](https://coho.life/fo/637955A)

**Tenancy agreement**

Rent is due to be paid on the 1st of each of the month with the payment reference 34HARV-6

**Rent schedule**

Date	Rent due
25th August 2021	£124.19
1st September 2021	£550
1st October 2021	£550
1st November 2021	£550
1st December 2021	£550
1st January 2022	£550
1st February 2022	£550
1st March 2022	£550
1st April 2022	£550
1st May 2022	£550
1st June 2022	£550
1st July 2022	£550
1st August 2022	£425.81

**WHAT TO DO**  
 You need to create a tenancy agreement for Monica

## eSignature

**How To Rent Guide**

This guide is to help you understand your rights and responsibilities.

Acknowledged 18th August 2021

**Confirm identity**

**WHAT HAPPENED**  
 Your identity has been confirmed by email (monica@gmail.com)

**Sign agreement**

**WHAT TO DO**  
 You need to eSign your tenancy agreement and associated information

Use your mouse to sign in the box below.

# Compliance that's automated and simplified

Keep track of all compliance requirements for the properties under your management.

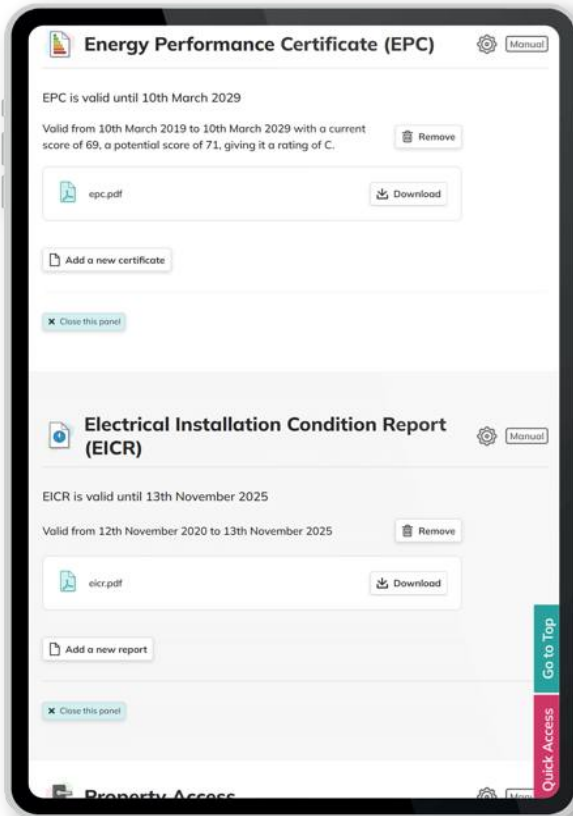
## How COHO Property Management helps you stay on top of compliance requirements:

- 1 Effortlessly store and share important documents, all in one place.
- 2 Never miss an expiry date, as renewal reminders are tied to the expiry dates of your documents.
- 3 Prompts and ensures that tenants acknowledge receipt of key documents.
- 4 Keeps a reliable audit trail.

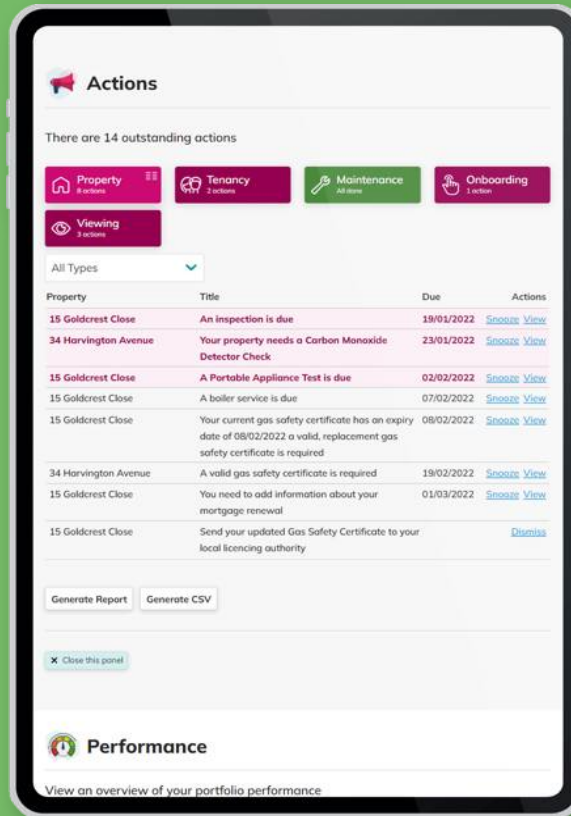
“ Having instant access to all of a property's data, status and stats is invaluable. ”

- FAT Properties

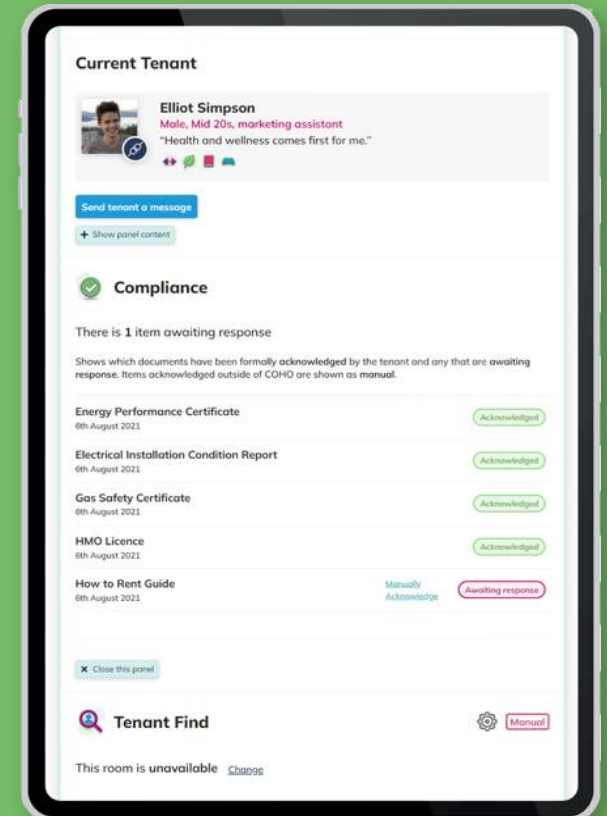
## Store important documents



## Automated renewal reminders



## Housemate acknowledgement (HMOs)

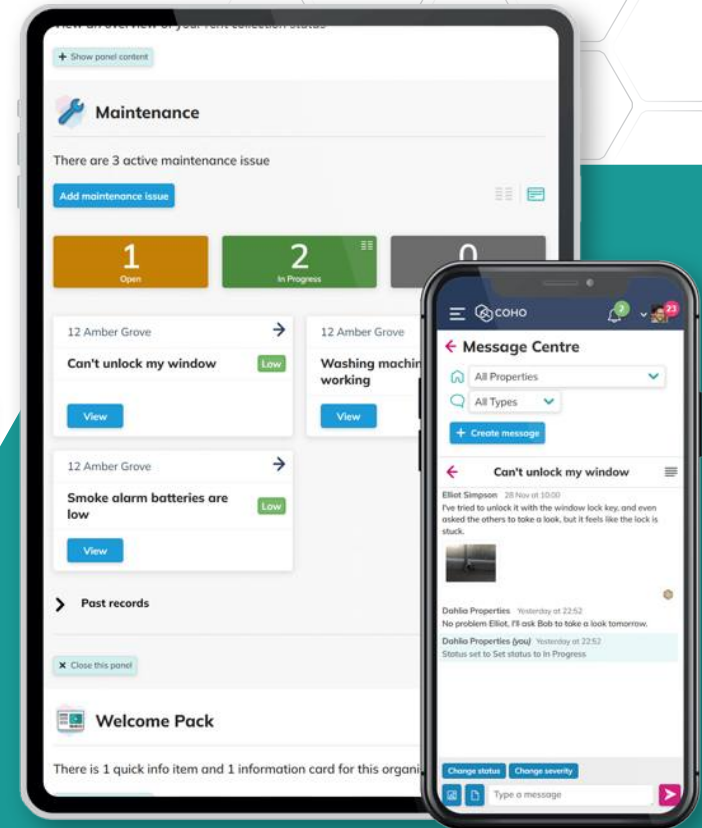


# Effortless Maintenance Coordination

Say goodbye to checking and responding on multiple communications channels such as WhatsApp and emails, by bringing it all together in one dedicated space.

## How COHO Property Management supports property maintenance:

- 1 Create and receive work requests in one platform, organising it all together by property.
- 2 Keep track of the entire process, from request to completion.
- 3 Respond directly to tenants on issues raised via the platform, providing a full audit trail of progress and resolution of the issue.



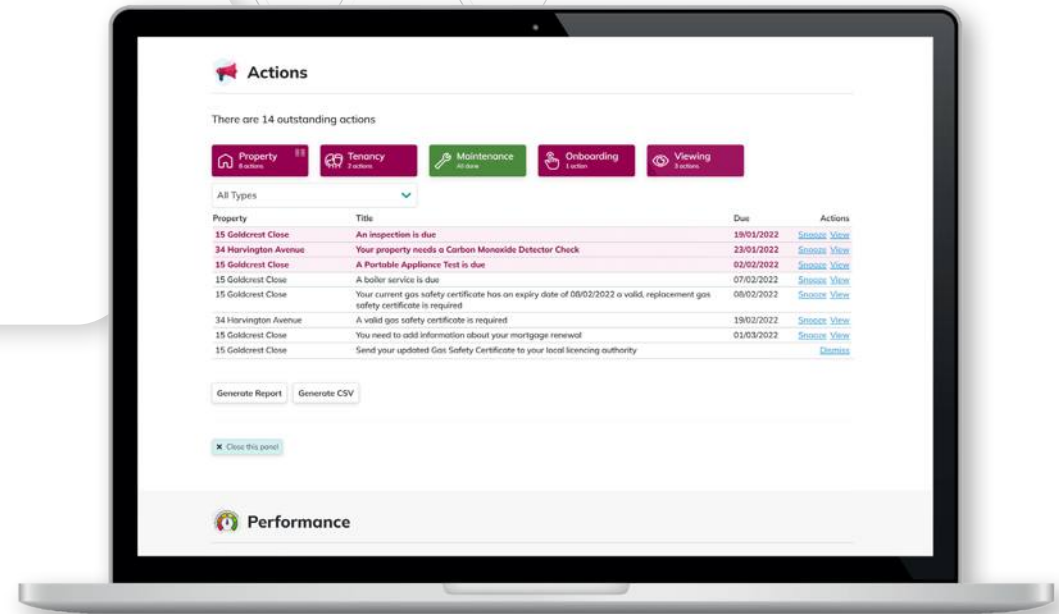


# Efficient daily task execution

Our software will automatically generate tasks for day-to-day property management.

## How COHO Property Management helps you stay in control of your daily tasks:

- 1 See upcoming tasks for all properties by category in a central view.
- 2 Flexibly manage tasks by choosing to complete a task now or snooze it for later.

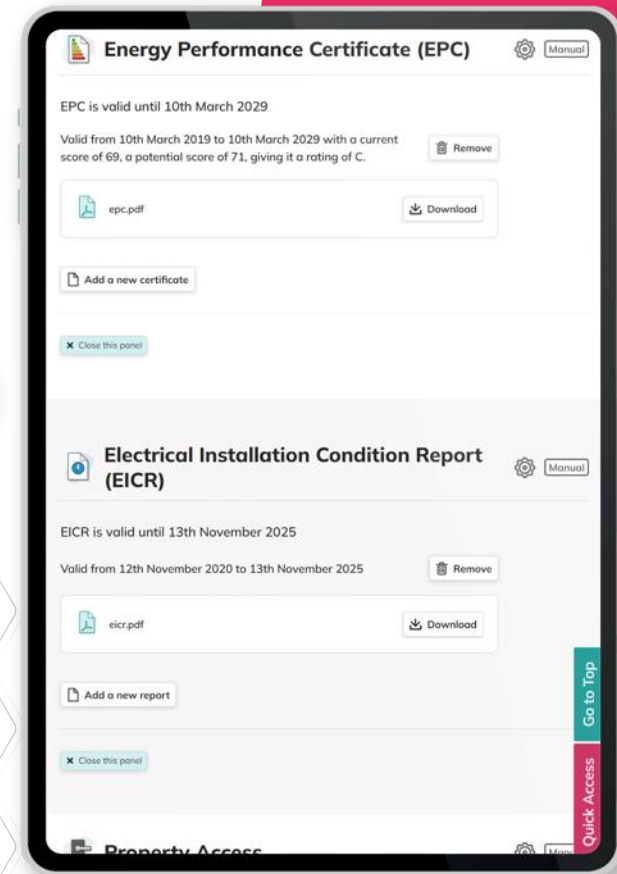


# Document Management that's stress-free

Store, manage and organise your property documents in a secure place.

## How COHO Property Management helps you to keep track of your data:

- 1 Keep all your important property documents in one place.
- 2 Choose what tenants see and keep everything else private.
- 3 Manage warranties, leases, and more in a centralised system.





“

*COHO is the go to software, and 'hub' as we call it for all of the information and data we need to hold for properties and tenancies. The rent collection is straightforward and provides the information in a very digestible way.*

*- Cosi Living*

”

“

*COHO gives us complete peace of mind for all our compliance obligations. We used to have all sorts of calendar reminders but with COHO we can quickly see what certificates are expiring all in one place.*

*- Londex*

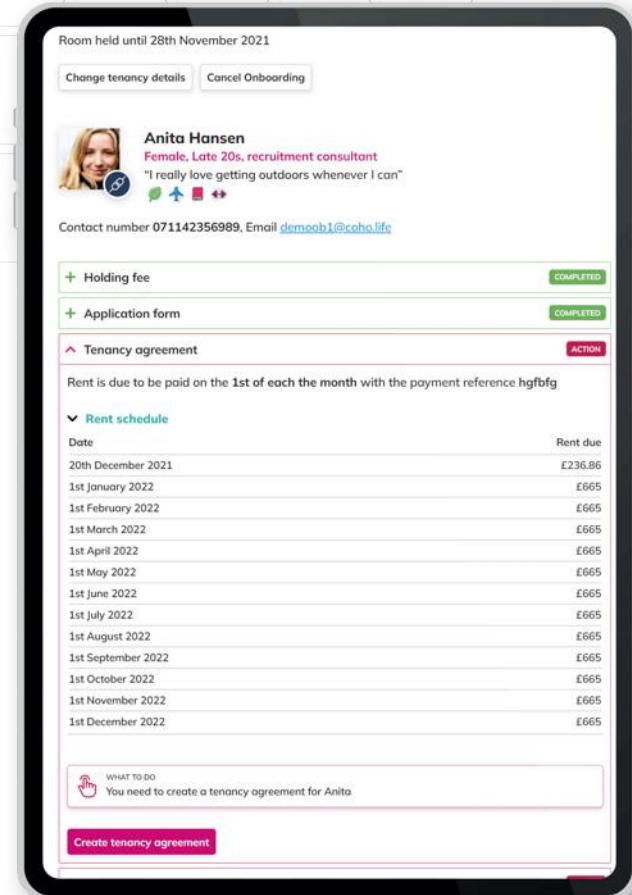
”

# Hassle-free Rent Schedules

Save more time with automated rent schedules for every tenant.

## How COHO Property Management streamlines rental schedules:

- 1 No more manual calculations. COHO automates pro-rata rent calculations.
- 2 Never miss a payment with overdue rent reminders.
- 3 All rent payments are assigned against specific rents so you can easily understand and evidence arrears.
- 4 Add additional allowed costs, and have a place both manager and tenant can see current position.
- 5 Easily create rent statements.



# A quick and easy start for you and your team

We want your experience with our software to be as simple and easy as possible, which is why our onboarding and support framework makes COHO a risk-free choice.

## How COHO supports a quick start...

- 1 We'll upload your documents**  
Implementation and onboarding are as simple as it gets with our Fast Track option: for portfolios of over 20 units (properties or rooms) our team will handle the import from your current documents at a one-off rate of £7.50 per property (excl. VAT).
- 2 Continuous support**  
Should you ever require assistance using our software, we have a knowledgeable support team to address any queries or technical issues to ensure you have an outstanding COHO experience.



# Why property managers rely on COHO



## Continuous Feature Development

We never rest on our laurels, and continue to work with our customers to make sure we keep developing features that makes their lives easier.



## Dedicated Support Team

Our knowledgeable support team is here to address any queries or technical issues you may encounter.



## Secure Cloud Storage

Your documents securely stored in the cloud, so you'll never worry about losing anything.

““

*COHO is my vital partner, presenting a glossy, intuitive and professional first impression to my Customers. This really complements my business of providing beautiful co-living homes.*””

*- Chester Homeshare*

““

*We love the simplicity of the layout, it is extremely intuitive and user friendly. It shows you what you need to see with the option to drill down into the detail quickly. This is especially helpful on the go when using your phone.*””

*- Central Suites*

# Ready to see how it works?

Try out our self-guided demo.

Go now



<https://coho.life>

