Organize your rental income
and expenses in one place.

Intuit®

Quicken®

Rental Property
Manager 2.0 **PROPERTY
MANAGEMENT
SOFTWARE**

INCOME

EXPENSES

DEDUCTIONS

Imports directly into TurboTax® software.

REVIEWER'S GUIDE

Contact Information:

Chris Repetto	Jodi Oliver
Intuit Inc.	Access Communications
(650) 944-2641	(415) 844-6227
chris_repetto@intuit.com	joliver@accesspr.com

Target Customer:

Quicken Rental Property Manager 2.0 is designed for rental property owners who own up to 10 properties and 25 total units who want a better way to organize their rental income and expenses in one place and save hours at tax time.

According to the Internal Revenue Service, more than 15 million people annually file a Schedule E tax form, which itemizes real estate income and expenses. Of those, more than nine million own fewer than 10 properties.

Pricing:

- **$99.99**
  (Price includes one-year of free technical support. Offer available one-year from date of purchase. Registration required. See www.quickenrental.com for additional terms, conditions and limitations).
- **FREE** upgrade for registered users of Quicken Rental Property Manager (version 1)
  (Offer available through 1/31/06 when purchased direct from Intuit).

Availability:

- Nov. 7, 2005 direct from Intuit at www.quickenrental.com.
- Nov. 23, 2005 at select software retailers nationwide.

URL:

Product information, e-store, and user feedback forum available at: www.quickenrental.com

System Requirements

Computer:	IBM or compatible Pentium II 300
Operating system:	Windows 2000 / XP
Memory:	64MB RAM (128MB RAM recommended)
Hard disk space:	100 MB
Monitor:	SVGA 800x600 with 16 bit color (1024x768 with 16 bit color recommended)
CD-ROM drive	CD-ROM or DVD drive required for installation of CD
Internet:	Internet access required for product registration and downloading software updates (DSL/Cable broadband recommended)
Printer:	Any printer supported by Windows 2000 / XP

Pressroom:

The Intuit pressroom, at www.intuit.com/pressroom, is a resource for reporters and editors and contains press releases, fact sheets, reviewer's guides, customer testimonials, and print-ready screen shots and box shots. To obtain Quicken Rental Property Manager product information, select "Quicken Rental Property Manager" from the Virtual Press Kits menu and click "Go."

Feature Overview

> **Quicken Rental Property Manager 2.0 is the easiest way to organize rental property income and expenses, prepare for tax time, and track tenant information - all in one place.**

Simple Two-Step Setup
1. Insert the product CD to install the software.
2. Enter the property type and address in the fields provided.

Income and Expense Ledger
Easily stay on top of rental cash flow by adding rent collected and expenses such as mortgage, insurance or maintenance in just one click. Categorize all rental property transactions throughout the year to get a clear picture of your cash flow and make tax time a breeze.

Tell us what you think of the product. This prominently placed feedback button helped customers tell us what they wanted in version 2.0. We listened and delivered.

Organized by property - the way rental property owners requested. Easily identify transactions for each rental property.

New Rent Center helps customers stay on top of rental income.

Instantly know how properties are performing. See a running cash flow total for each property.

Categorizing Expenses Helps You Obtain Proper Deductions

The category list maps directly to the line items on the Schedule E tax form. These predefined tax categories help customers categorize expenses quickly and correctly.

"Another outstanding easy to use quicken product. After seven years of managing rental property, I have gone bald pulling my hair out trying to keep up with expenses and income for my properties. Thanks, my hair is growing back already." ~ Walter J., Fayetteville, NC

"I started using Quicken Rental Property Manager and before I knew it, all the information in my big envelope of receipts, bills, leases, and cancelled checks was entered and organized. Keeping Property Manager updated month to month will be easy, and I don't have to dread my annual battle with the big envelope at tax time." ~ Patricia N., Hampstead, NC

"I have just finished entering the data for my rental property for the entire 2005 year. I have never used rental property management software. Quicken Rental Property Manager 2.0 makes it easy to enter the data, put it in the proper category and instantly view the summary. Things should be much easier when tax preparation time comes around." ~ Ben S., Anaheim, Calif.

"I Love Quicken Property Manager. Best hundred bucks I've spent since I started doing rentals. It's simple and straight forward. My tax guy will say thanks to you next April." ~ Ron F., Las Vegas

"This program is making my life easy again. Tracking rental expenses and receipts had become a difficult task until I purchased this program. Combined with your Medical Expense program tax time is going to be a snap this year." ~ Anonymous

One-Click Tax Report Saves Hours at Tax Time

Rental property owners are required to file a Schedule E tax form for their properties. Quicken Rental Property Manager's tax report helps users improve accuracy, gain confidence and enables them to prepare for taxes in just one click. Our research showed that rental property owners using manual methods or self-designed spreadsheets spent hours, days and in some cases weekends to prepare for taxes. Tax accountants also benefit from clients whose tax information is neat, accurate and organized.

> ➤ *To create a tax report to help prepare your Schedule E:*
> 1. *Click on the Reports in the top menu.*
> 2. *Select Tax Report.*
> 3a. *If you use an accountant, click the Print buttom and give the report to your accountant and you're done!*
> 3b. *If you prepare your own taxes using TurboTax®, choose File>Menu>Export to TurboTax to export a .TXF file with your tax information. Follow the instructions from TurboTax to import the information directly in TurboTax.*
> 4. *Spend time with family, go golfing, fishing or something else you enjoy with your now free weekend!*

Tax categories mirror Schedule E tax form making tax prep a snap.

Tax Report ⦿ Summary ○ Details   [Print]

Tax Year 2005 ⊞

Categories	TOTAL	630 Maple St.	231 Apple Ave	431 Broad St.
Income	**$40,975.00**	**$17,000.00**	**$7,450.00**	**$16,525.00**
Rent Received	$40,975.00	$17,000.00	$7,450.00	$16,525.00
Royalties Received	$0.00			
Expenses	**$40,810.06**	**$16,093.26**	**$11,339.96**	**$13,376.84**
Advertising	$75.00		$75.00	
Auto and Travel	$250.00			$250.00
Cleaning and Maintenance	$903.41	$381.95	$479.50	$41.96
Commissions	$0.00			
Insurance	$2,105.00	$674.00	$581.00	$850.00
Interest (Nonmortgage)	$0.00			
Legal & Professional Fees	$600.00	$200.00	$200.00	$200.00
Management Fees	$0.00			
Mileage (2005 rate: $0.405 per mile)	$579.13	$213.16	$212.75	$153.22
Mortgage Interest Paid to Banks	$31,450.00	$12,250.00	$8,400.00	$10,800.00
Repairs	$565.00	$345.00		$220.00
Supplies	$110.10	$47.05	$63.05	
Taxes	$3,381.00	$1,348.00	$1,250.00	$783.00
Utilities	$555.44	$555.44		
Other	$235.98	$78.66	$78.66	$78.66
TOTAL INCOME OR (LOSS)	$164.94	$906.74	($3,889.96)	$3,148.16

Entries categorized as Not Sure				
4/27/05	$65.00	Home Depot		630 Maple St.

Confused about the tax impact of an expense? Instead of guessing, categorize them as "not sure" and the tax report will list them separately so an accountant can address them specifically.

Income & Expense Report

Instantly understand how your rental properties are doing. Compare performance over time and by property.

More reporting options now enable you to slice and dice the data in multiple ways so you can see the information that's important to you and answer even more critical performance questions.

> ➤ *To create an Income & Expense Report:*
>   1. *Click on the Reports Menu at the top of the screen.*
>   2. *Select Income & Expense Report from the drop down menu.*

New for QRPM 2.0, see cash flow across all properties in one report.

Categories	TOTAL	630 Maple St.	231 Apple Ave	431 Broad St.
Income	**$42,950.00**	**$17,000.00**	**$8,250.00**	**$17,700.00**
Rent Received	$42,950.00	$17,000.00	$8,250.00	$17,700.00
Expenses	**$46,707.74**	**$14,904.10**	**$11,770.02**	**$20,033.62**
Advertising	$185.00		$75.00	$110.00
Auto and Travel	$250.00			$250.00
Capital Improvement	$1,162.81		$1,162.81	
Cleaning	$137.54		$137.54	
Insurance	$1,739.00	$478.00	$411.00	$850.00
Legal & Professional Fees	$600.00	$200.00	$200.00	$200.00
Maintenance	$765.87	$381.95	$341.96	$41.96
Mortgage Payment	$37,050.00	$11,500.00	$8,050.00	$17,500.00
Other	$235.98	$78.66	$78.66	$78.66
Repairs	$470.00	$250.00		$220.00
Supplies	$110.10	$47.05	$63.05	
Taxes	$3,381.00	$1,348.00	$1,250.00	$783.00
Utilities	$555.44	$555.44		
Not Sure	$65.00	$65.00		
TOTAL INCOME OR (LOSS)	**($3,757.74)**	**$2,095.90**	**($3,520.02)**	**($2,333.62)**

It's easy to compare income and expenses across all properties.

View Data the Way You Want

New "Column By" control lets you determine how data appears in reports.
- Compare trends across properties and time periods. Automatically create reports showing income and expense changes over time, for each property or tax category.
- Flexible Date Ranges allows you to look at more than just a particular tax year.

Column By control also makes it easy to compare individual units within a property. Check for any unusual patterns, such as an extra $1,000 in repairs for Unit 1. Help discover whether that tenant is causing extra wear and tear on the unit.

> ➢ *To compare income and expenses between units of a single property, select "630 Maple St." in the **Property** field and select "Unit" in the **Column By** field.*

Income & Expense Report	● Summary ○ Details				Print

Property 630 Maple St. ± Unit N/A ±

Date Range Last year ± From 1/1/04 To 12/31/04 Column By Unit ±

Categories	TOTAL	#1	#2
Income	**$23,940.00**	**$16,950.00**	**$6,990.00**
Rent Received	**$23,350.00**	$16,950.00	$6,400.00
Security Deposit	**$590.00**		$590.00
Expenses	**$376.27**	**$297.05**	**$79.22**
Maintenance	**$79.22**		$79.22
Repairs	**$250.00**	$250.00	
Supplies	**$47.05**	$47.05	
TOTAL INCOME OR (LOSS)	**$23,563.73**	$16,652.95	$6,910.78

Drill Down to See Details
Unlike Excel spreadsheets, Quicken Rental Property Manager reports let users to drill down into fields to see the individual transactions that make up the total number.

Tax Report	● Summary ○ Details			Print

Tax Year 2005 ±

Categories	TOTAL	630 Maple St.	231 Apple Ave	431 Broad St.
Income	**$40,975.00**	**$17,000.00**	**$7,450.00**	**$16,525.00**
Rent Received	**$40,975.00**	$17,000.00	$7,450.00	$16,525.00
Royalties Received	**$0.00**			
Expenses	**$40,810.06**	**$16,093.26**	**$11,339.96**	**$13,376.84**
Advertising	**$75.00**		$75.00	
Auto and Travel	**$250.00**			$250.00
Cleaning and Maintenance	**$1,029.28**	$381.95	$479.50	$41.96
Commissions	**$0.00**			

Quicken Rental Property Manager

Category Cleaning ± From 1/1/05 To 12/31/05 Print

Date	Paid to/received from	Property	Unit	Memo	Rcpt	Mileage	Expense
Cleaning							
2/10/05	Cleaning Corps	231 Apple Ave		clean carpet and drapes			$137.54
Maintenance							
5/20/05	Larry's Lawns	231 Apple Ave					$75.00
5/20/05	Larry's Lawns	630 Maple St.					$85.00
6/20/05	Larry's Lawns	231 Apple Ave					$75.00
6/20/05	Larry's Lawns	630 Maple St.					$85.00
7/20/05	Larry's Lawns	630 Maple St.					$85.00
8/3/05	ABC Hardware			tools		10.0	$125.87
8/20/05	Larry's Lawns	231 Apple Ave					$75.00
8/20/05	Larry's Lawns	630 Maple St.					$85.00
9/20/05	Larry's Lawns	231 Apple Ave					$75.00
TOTAL							**$1,029.28**

Enhanced Expense Tracking Creates More Accurate Expense Reports

> ➢ To enter rental expenses, click the "Enter Expense" button at the top of the screen and simply enter the information in the fields provided.

- New for 2.0, you can now track expenses that apply to all properties, or any combination of properties, such as tools that were purchased to maintain all properties. Customers no longer need to manually divide expenses into a separate transaction for each property.
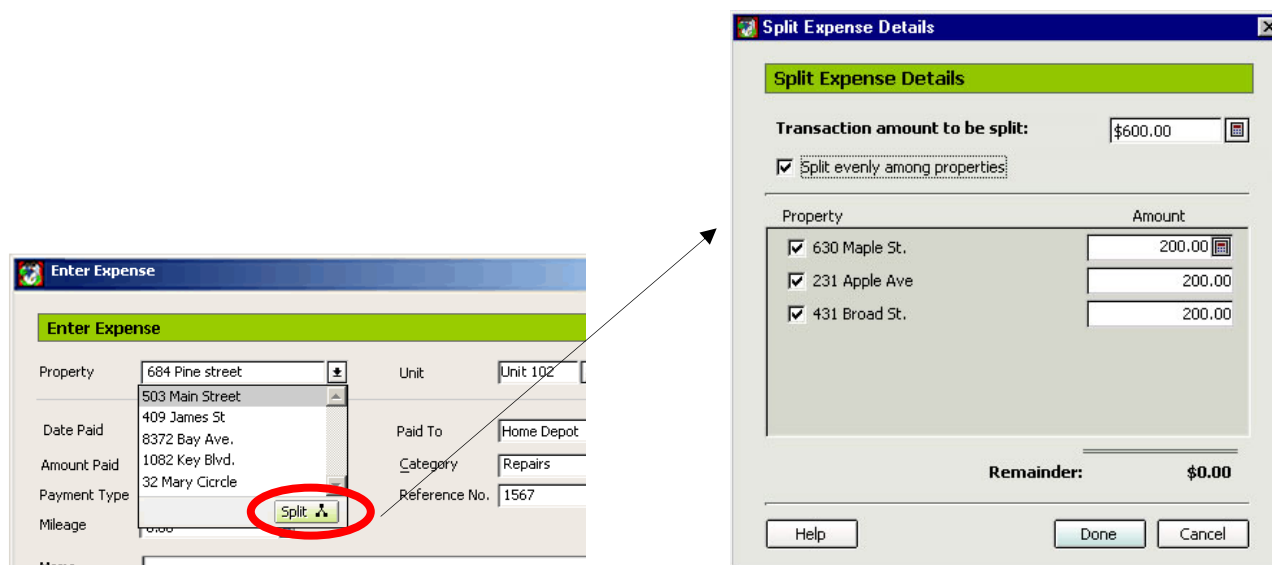
- You can also split expenses across multiple categories to create more accurate reports.
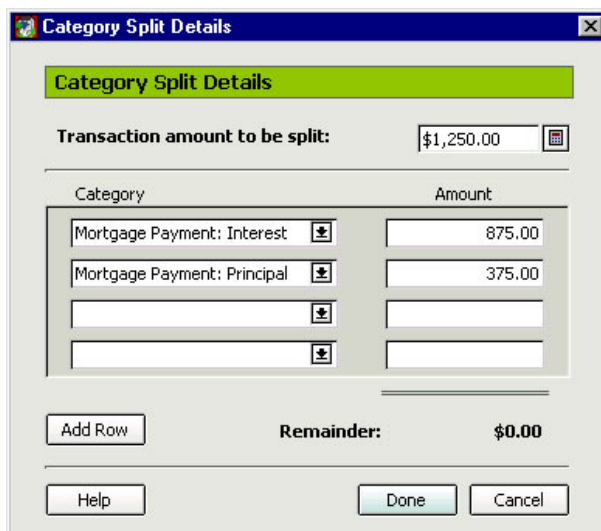
New Rent Center Helps Property Owners Track Monthly Rent and Tenant Information

Quicken Rental Property Manager 2.0 adds new features and functionality that address the top customer suggestions. The most common request was for a central place to track important tenant information. Just ten months after our initial launch, we've responded with the addition of the Rent Center.

Until now, keeping track of multiple tenants, payment histories, contact information and lease information was a chore for any rental property owner. Our research showed that the self-designed systems these owners created for these tasks did not provide an easy way to get a summary of all property information while also tracking the details for specific tenants.

Property owners no longer need to make that trade-off. Quicken Rental Property Manager 2.0 enables owners to track this critical information in the same product that they track their cash flow and prepare for their rental property taxes.

The new Rent Center is a major enhancement that:
- Provides an at-a-glance view of who has and has not paid rent in the current month.
- Shows how much rent each tenant paid for the past 12 months.
- Shows which tenants frequently pay late.
- Keeps track of the exact rent balance due factoring in late fees or credits.
- Helps determine how much rental income is from regular rent vs. late fees, or non-sufficient funds fees.
- Provides easy access to important tenant information including lease terms, security deposits and contact information all in the same place where you track rent.
- Makes it easy to enter rent payments directly from the Rent Center.

➢ *To view the Rent Center, click on "Rent Center" in the left menu of the product.*

Property	Tenant	Rent Amount	Day due	Jun	Jul	Aug	Sep	Oct	Nov	Balance Due
630 Maple St.										
#1	Alan White	$900	1st	$900	$900	$900	$900	$900	Enter	$0
#2	Eileen Walker	$800	1st	$800	$800	$800	$800	$800	Enter	$0
231 Apple Ave	Susie Smith	$850	1st	$850	$850	$850	$850	$850	Enter	$0
431 Broad St.										
101	Sam Martin	$600	1st	$600	$600	$600	$600	Enter		$625
102	Mary Worth	$600	1st	$600	$600	$600	$600	$600	Enter	$0
201	Bob Bell	$575	15th	$575	$575	$575	$575	Enter		$575
202	Tina Green	$575	1st	/	$575	$575	$575	$575	Enter	$0
	Total	$4,900		$4,325	$4,900	$4,900	$4,900	$3,725	$0	$1,200

Rent History ⦿ Last 6 months ○ Last 12 months [Print]

🔖 Lease Expires   📌 Late Payment   / Unit Vacant

The Lease Reminder icon shows when a lease is coming due soon, so you can determine whether to raise the rent or evict a bad tenant.

Easily see which tenants have a history of paying late.

> *To find the Balance Due Detail, simply click on the balance due for that tenant.*

Balance Due

Balance Due

Tenant Susie Smith

Date	Description	Amount Assessed	Amount Paid	Balance Due	Memo
3/1/05	Rent Due	$950.00	-	$950.00	Rent Due for March 2005
3/1/05	Rent Paid	-	$950.00	$0.00	first month
4/1/05	Rent Due	$950.00	-	$950.00	Rent Due for April 2005
4/1/05	Rent Paid	-	$950.00	$0.00	
5/1/05	Rent Due	$950.00	-	$950.00	Rent Due for May 2005
5/6/05	Rent Paid	-	$950.00	$0.00	OK to be late because out of town
6/1/05	Rent Due	$950.00	-	$950.00	Rent Due for June 2005
6/1/05	Rent Paid	-	$950.00	$0.00	
7/1/05	Rent Due	$950.00	-	$950.00	Rent Due for July 2005
7/7/05	Rent Paid	-	$950.00	$0.00	paid late again
7/8/05	Late Fee	$25.00	-	$25.00	
8/1/05	Rent Due	$950.00	-	$975.00	Rent Due for August 2005
8/3/05	Rent Paid	-	$975.00	$0.00	
9/1/05	Rent Due	$950.00	-	$950.00	Rent Due for September 2005
9/1/05	Rent Paid	-	$950.00	$0.00	
10/1/05	Rent Due	$950.00	-	$950.00	Rent Due for October 2005

Add Fee/Credit

Help   Print

Easily add a fee or credit so you know exactly how much money is due to you.

Always know exactly how much each tenant owes you. The Balance Due column shows the total owned by tenant including late fees, overdue rents and credits.

Track a Complete Tenant Payment History in one Place

> To see a detailed, printable history of each tenant's payment history, simply click on the Tenants menu at the top of the screen and select "Tenant Payment History."

Payment History Detail

Payment History Detail

Tenant Susie Smith

Date	Category	Amount Paid	Payment Type	Reference Number	Memo
3/1/05	Rent	$850.00	Check	204	first month
4/1/05	Rent	$850.00	Check	218	
5/6/05	Rent	$850.00	Check	231	OK to be late because out of town
6/1/05	Rent	$850.00	Check	239	
7/1/05	Rent	$850.00	Check	246	
8/3/05	Rent	$850.00	Check	255	
9/1/05	Rent	$850.00	Check	261	
10/1/05	Rent	$850.00	Check	268	

Security Deposit Payment

3/1/05	Security Deposit	$850.00	Check	208	

Help   Print   Done

Capture all Key Tenant Information in one Central Location

It is no longer necessary to use multiple systems that don't integrate, such as Outlook for contact information, Excel documents for rent tracking, and file folders for the lease expiration dates, receipts, etc.

Quicken Rental Property Manager 2.0 can track tenant contact information, key lease terms, security deposits, and important notes all in one place. Property owners can now easily find the important information and feel organized and in control of their properties.

> ➢ *To find the Tenant Detals Screen for a tenant, simply click on Susie Smith's name in the Rent Center or click the Tenant icon at the top right of the screen and select Susie Smith.*

Track important contact information.

Free form notes track complaints and other interactions.

Track key lease and rent terms.

QRPM now handles Security Deposit collected and returned.

Edit Tenant Information

Enter Tenant Information

Tenant Personal Information

First Name(*) Susie
Last Name(*) Smith

Additional Occupants

Home Phone (555) 333-9999
Cell Phone (555) 222-2222
Work Phone (555) 888-4444
Email #1 susie@susieemail.com
Email #2
Drivers Lic# AZ 1111111
Car License AZ AAA999
Other ID# 111-22-3333
Birth Date

Forwarding Address
Additional Info

Emergency Contact

Notes 5/5/05: Susie called about leaky faucet
5/6/05: fixed faucet
Add date stamp

Terms and Agreements

Property(*) 231 Apple Ave
Unit N/A
Moved in(*) 3/1/05   Moved out

Rent   Amount(*)   Day rent due
$950.00   1st
Grace Period   Late Fee
5    $25.00

Lease   Terms
1-Year
Start(*)   End
3/1/05   3/1/06
Notify 60 days before lease ends

Security Deposit   Collected   Returned
Amount $950.00 $0.00
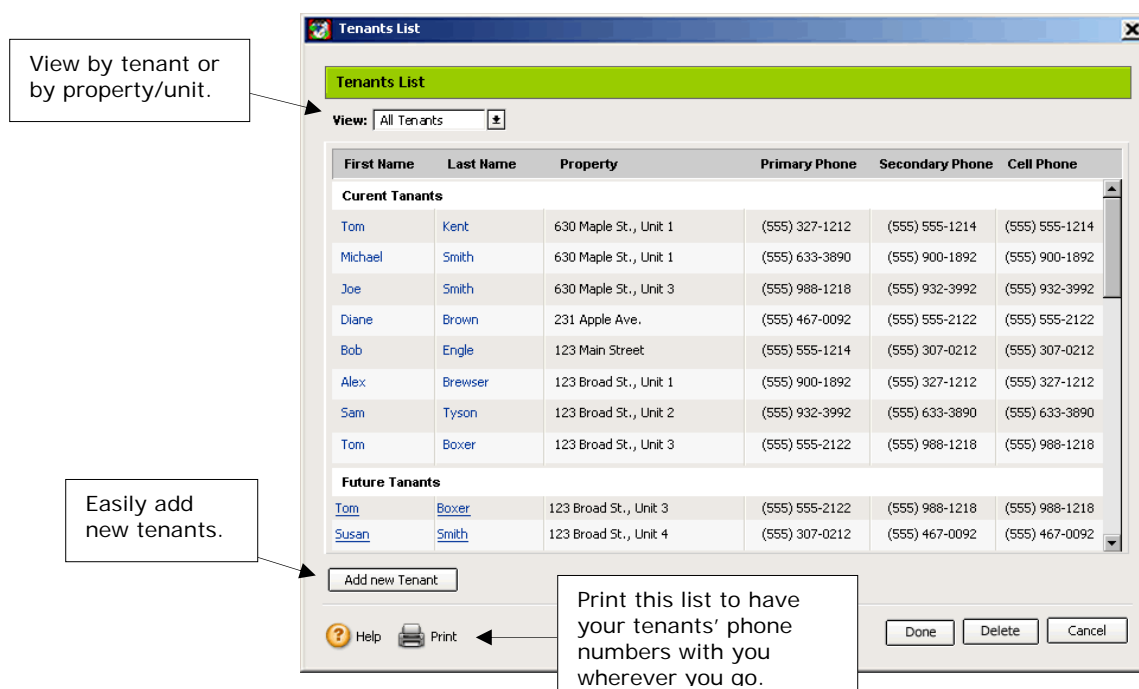Date   3/1/05
Payment Type   Cash
Ref #   208

Help   Done   Cancel

"I love being able to sort my information by tenant, property, and more." ~ Shellyann W., Los Angeles

"I like that the 'Rent Center' feature allows me to see my year at a glance for tenant payment history." ~ Brian B., Meriden, Conn.

Quickly Find Tenant Information with the New Tenant List
> *To find the Tenant List, click on the Tenant icon at the top right of the screen.*

View by tenant or by property/unit.

Easily add new tenants.

Print this list to have your tenants' phone numbers with you wherever you go.

Additional Features and Customer-Recommended Improvements
- **New Edit and Delete buttons** make it easier to enter and edit transactions directly into the ledger.

- **The calendar year is now displayed** in the property ledger to avoid confusion.

- **Improved data backup** includes new options that make it easier to back up data. The date is automatically added to the backup file name, making it easy to find the most recent backup.

- **Flexible Unit Naming** lets users name the units in a way that more accurately matches their properties, such as 1A, 101, or #2.

- **Easier to add properties** because units are explicitly referenced in the set up screen.

- **Easier to edit and delete properties** with explicit Delete checkboxes.

- **Sub-categories** make tracking income and expenses easier and more accurate, such as Rent Received: Late fees, Maintenance: HOA Fees, and Mortgage Payment: Interest.

- **Print the property ledger** to see your records on paper, file them away, or take them on the road.

- **Easily print a receipt** to create a paper receipt of rent payments to tenants.

- **Automatically track vehicle mileage** for your rental property that can be tax deductible.

Quicken® Rental Property Manager 2.0
New / Improved Feature List

FEATURE	New / Improved
Rent Tracking	
Rent Center	New
Tenant Payment History	New
Print Rent Receipts	New
Multiple Categories For Rent Payments ("splits")	New
Tenant Tracking	
Tenant Details such as Contact Information and Lease Terms	New
Printable Tenant list	New
Enhanced Income and Expense Tracking	
Expenses that apply to all properties	New
Multiple categories for expenses ("splits")	New
Record transaction types and reference numbers	New
Standard subcategories for common expenses	New
Improved Reports	
Income & Expense report for all properties	New
Flexible date ranges in reports	New
Flexible analysis to compare properties, units within a property, or different time periods	New
Improved Transfer to TurboTax	
Improved transfer of data to TurboTax®	Improved
Property Information	
Flexible unit names	Improved
Easier to add/edit/delete properties	Improved
Enhanced support	
One-click feature-specific help	Improved