

THE ULTIMATE GUIDE TO

Choosing the right access solution and smart lock for multifamily rentals.

Smart access control is a vital upgrade for any rental property. Traditional, mechanical keys often get lost leaving you with the hassle of rekeying doors. Having a smart solution removes this expense and enables you to provide valuable amenities to your tenants, enable self-guided tours for potential renters, gain insight into your property's security and much more.

However, no rental property is identical. As the industry embraces smart locks and other connected technology, multifamily rental managers face some challenging choices. Most smart lock technology is designed with the homeowner in mind which can make managing large-scale property access harder, not easier. On the other hand, access control systems offer powerful solutions for entrances and garages, but they often prove too expensive or impractical for interior doors. This leads to rental companies having to manage a hodgepodge of systems, technologies and software.

Upgrading your rental access doesn't have to be difficult or expensive – In fact, it can be a major boon for your business and make managing rentals easier than ever. RemoteLock's cloud-based software makes upgrading low-risk and affordable. This guide will illustrate how rental companies like yours can consolidate all of their access control onto a single, easy-to-use platform, without breaking the bank.

This document will guide you through these key considerations for rental properties:



Identify all of the doors that need to be secured.



Understand the various access credentials available.



Select what combination of lock hardware is ideal for your properties.



Learn how to enable short-term rentals within long-term rental properties.



Determine the value of being able to manage different technologies.



Consider the many valuable amenities that smart access control enables.

Secure every door at any property.

Every property is different, so solving the access challenges for each property requires a flexible approach. Consider which doors require a smart access solution. Some doors are obvious – main entrances, garages and elevators. Others are easy to forget about – tenant doors, pool areas, offices, maintenance closets and more.

Keyincloud's software platform makes securing all of these doors easy and much more affordable than traditional access control solutions. Combine wired access control systems with name brand smart locks to secure every door and manage them all from one cloud-based platform. It is now cost effective to expand your access control to interior doors that would otherwise have a traditional, mechanical lock.

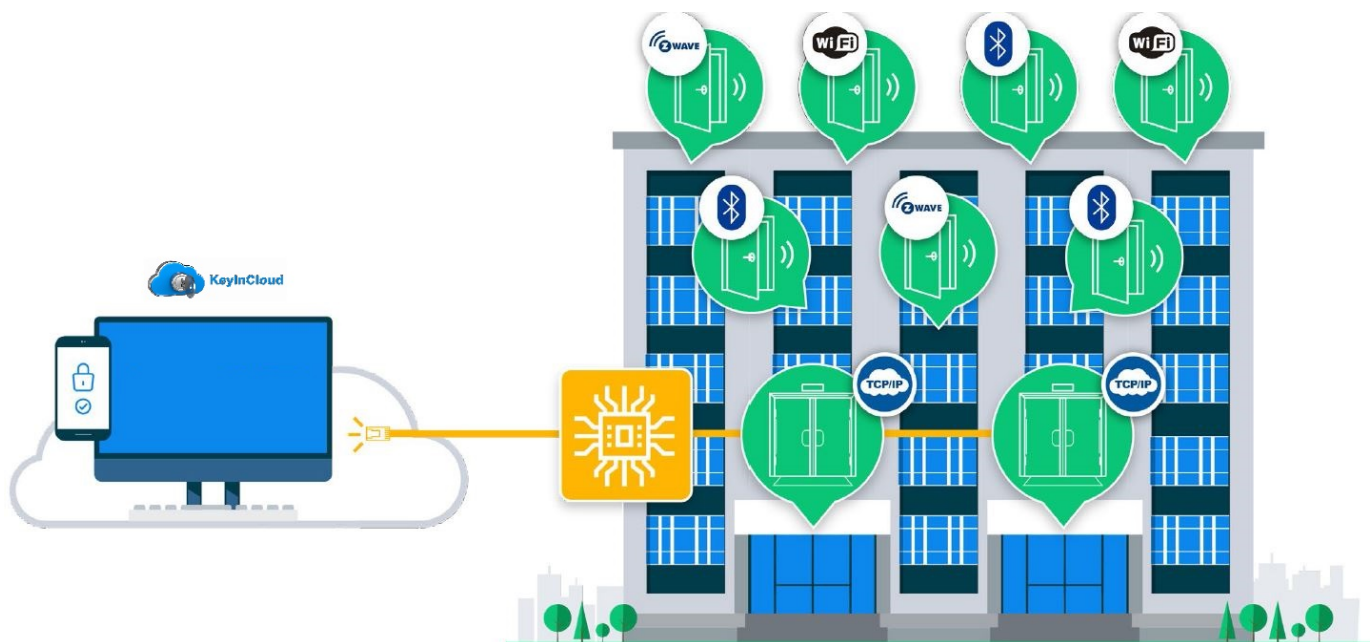


Choose the hardware and tech that's best for you.

When it comes to selecting a smart access control system, there are tons of hardware options. Choosing the right solution for your business comes with practical considerations, as well as some specifics that are easy to overlook.

Most access control companies require you to go all-in with their hardware and technology, installing a single, inflexible solution across all of your properties. KeyinCloud turns this approach on its head, allowing you to mix and match smart locks from major brands like Alfred, Yale, Schlage, Kwikset and many more. Invest in tried and tested hardware that you trust and enable them with powerful software features from KeyinCloud

Our flexibility to support different hardware brands also enables you to choose technology types that are right for your property. Leverage the reliability of a wired access control panel at your main entrance, while using low-cost smart locks for your interior doors. KeyinCloud works with Z-Wave, Bluetooth and Wi-Fi smart locks, as well as hardwired access control panels from Mercury Security, giving you the ultimate array of hardware and technology options.



Select the right credential type for each user.

The typical smart lock allows you to use PIN codes, but many properties require other credential types for shared entrances such as elevators, mail rooms and pool areas. KeyinCloud understands this need and allows you to choose from a large variety of smart credentials.



PIN Codes allow you to easily manage long-term and short-term guests, customizing access for each user without the liability of physical keys. Program PINs for short-term guests that follow a self-expiring schedule or provide a temporary PIN to maintenance and cleaning crews.



Proximity cards, or prox cards, are physical cards which the user can wave near the lock to unlock the door. These contactless credentials can be helpful for providing quick, reliable access to multifamily properties, but are generally not needed for residential vacation rentals.



Key fobs and Peel and Stick options allow you to choose the proximity-based format you or your users prefer. Peel and stick options allow you to turn almost anything into a smart access credential. Key fobs let your users attach their credentials to their keychain which can reduce lock outs.



Smartphone credentials allow your guests to use their phone's Bluetooth for contactless access. They can simply hold their phone near the lock to unlock the door. However, this solution also requires them to download an app and have Bluetooth enabled on their smartphone.



Fully offline options are helpful in rare cases when your property may not have a Wi-Fi network. This is most common for isolated mountain lodges or remote bungalows. If you have properties like this, a lock with algorithmic PIN codes may be the right access solution for you.

Amenities for rental properties:

The hidden value of smart access control.

Smart access control is convenient, improves security and ends the managing of physical keys and rekeying doors. However, KeyinCloud's cloud-based software can enable much more. Stay nimble in a rapidly changing industry and provide these in-demand amenities to your renters.



Enable short-term rentals and automate access with Airbnb, Vrbo.

Unlock a new source of revenue and allow your tenants to rent out their units to short-term guests. Streamline vacation rental access by integrating with your preferred booking software, including Airbnb, Vrbo, Guesty and more.

KeyinCloud ensures that these new guests won't disrupt your long-term renters' experiences, and automatically sends self-expiring access credentials to guests. You can choose which areas of your property each guest should have access to, allowing you to exclude shared spaces like laundry, pool areas or entire floors.

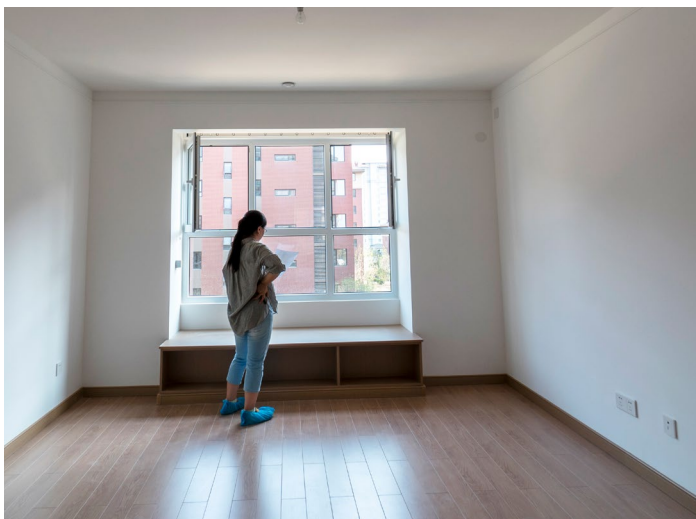


Provide concierge services that tenants love.

Having state-of-the-art access control also enables you to provide new services that tenants will want to pay for. By being able to quickly provide customized access to anyone, you can enable trash services, dog walkers, deliveries and more.

As an example, a dry cleaning service could provide a new source of revenue for your rental. No need for bags of laundry to sit out in the hallway or an office – create schedules for each employee, so they only have access when and where they should. Monitor everything from a single dashboard and see when each pickup is completed.

Manage access for all of these new services from a single software platform that's easy to use and built to handle rentals at any scale.



Enable self-guided tours.

As you know, most potential tenants want to tour the property before renting. This usually requires someone to be onsite to unlock the property. KeyinCloud enables you to provide temporary, self-expiring access to whichever properties you specify. Self-guided tours save you time and money and allow your potential renter to visit the property on their own schedule.



Manage housekeeping and maintenance.

Provide tenants with extraordinary service by working smarter, not harder. Schedule housekeeping access and track when cleaners enter and exit your property. Monitor each employee's access to make sure work is completed on time.

Use your smartphone or laptop to take control from anywhere. Quickly add or revoke access for unplanned maintenance or schedule changes. You're always in complete control of your property's access.

Give everyone the right level of control.

Since every property is different, KeyinCloud lets you define the level of access to give each of your users. Assign roles for your employees and enable them to manage access more effectively than ever. Provide tenants with cutting-edge smart lock control that's easy to use or limit them to proximity cards and PIN codes.

Create customized access schedules for tenants enabling greater security for shared spaces like pool areas, laundry facilities and conference rooms.



Smart access control can enhance your multifamily rental business well beyond state-of-the art security and your properties. There's no reason that managing access should be difficult if you choose software that puts all of the locks across all of your properties onto a single, centralized platform.

KeyinCloud does all of this without requiring you to invest in a single hardware brand or limited technology – it's the perfect way to upgrade your rentals without a big financial investment.

Whether you manage one property or many, smart access control is a profitable upgrade for your business. But remember, your access hardware is only as smart as the software that runs it.

