APPENDIX 1

A few useful Searchlight Features…

1. Direct link to your bank
   Searchlight can **connect to your bank direct** or your accounting/bookkeeping software. It will **automate the allocation of rent income** and set that against the anticipated rent demand for each rent period. Specifically, Searchlight **DOES NOT RELY on third party software to work.** That is important as we must be able to maintain that independence and recognise that not everyone wishes to use hosted software or automation. It actually works to the advantage of Searchlight – and therefore our clients, making us **more flexible and more easily able to adapt to the demands of our clients**.

2. Automated Rent Demands
   Our rent demands and licence fee invoices are **automatically generated and emailed to an address of your choice**. That will cut out valuable time and the propensity for human error.

3. KPI
   We will produced tailored **Key Performance Indicators for your portfolio and individual properties**, so you can…at a glance…keep on top of your performance. The data is linked, so all **KPIs are in real-time**.

4. Reporting
   Searchlight will **automatically generate a variety of Reports**, so you can get clear sight on a tranche of your portfolio or the complete picture, sorted according to what you need. Interested in the status of Energy Performance Certificates across your portfolio. No problem. Need to know which are listed to plan exemptions. Easy. Curious about arrears or when rents went up or which Council Tax Band a property falls into………you get the idea.

5. Employees / Contractors
   Keep on top of certificates, Health and Safety provisions, PI Cover and your Approved Contractors List with Searchlight. You will receive **automated reminders to alert you** to the expiry of a Chainsaw Certificate or the date your contracted plumber's PI Certificate expires, so you can demand the right documents and **keep up to date without the hassle**.

6. Compliance Tracking
   Compliance can sometimes feel like a sword of Damocles to those in the business of Land and Property Ownership, Management and Consultancy. Much of that is solved **by ensuring we are up to speed with our obligations for compliance**. This is notably relevant at the moment with Residential Property legislation which has seen a growing shift towards the onus falling on Landlords. Searchlight **will keep you up to date and make sure you never miss a critical date again**.

7. Transparency / Multiple Users
   Searchlight has been developed as Software As A Service (SAAS to those in the industry). That means that every portfolio, client or professional subscription has a discrete application produced for their bespoke purpose. That also means that **each client can have multiple users**. You can, therefore, ensure you as Owner, your professional Land Agent, and Estate Administrator have access. That is, practically, **crucial for seamless property management** (everyone is looking at the same data to make decisions). Perhaps more subtly, it is also a great way to **ensure accountability and transparency** for all those involved. No hiding. The facts will speak for themselves.

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