

# INSOMNIAC™ XpressCollect

**Collect Past Due Rent Automatically**  
(Without the Awkward Conversations)



What customers are saying about...

## **The Best Collection Tool in Self Storage**

“ Our managers love the service because they hate making collection calls and it frees up their time to rent more units. Our tenants say they appreciate the friendly reminders and how easy it is to make their payment. Our owners were excited to see XpressCollect was able to cut our delinquent receivables in half. Overall, XpressCollect is a homerun.”

-Jim Mooney, Director of Operations at Devon Self Storage (40+ properties)



**TIME IS MONEY.**

We help you recover both.

# collections

# INSOMNIAC™ XpressCollect

## Time is Money. We help you recover both!

The goal of automated collections is to offer your customers an effortless experience and your manager a way to avoid difficult conversations. And it's working!

Already a hit with hundreds of storage managers nationwide, XpressCollect eases many of the burdensome tasks managers face.

## How it works:

Every day, the service automatically scans your facility's property management system to search for past-due tenants. Delinquent accounts are then routinely added to the XpressCollect queue, triggering an automatic payment reminder via text, and or email (never an annoying robo call) with a link to make a payment. Once the link is clicked, the tenant can either immediately process the payment online without having to remember or enter a login or password or call the storage facility to make a payment.

If the message goes unanswered, the service automatically sends additional notifications at predetermined intervals in a continuing effort to collect the past-due rent. In the later stages of collection, an optional manual call feature gives managers the ability to initiate follow up phone calls as needed. All outbound collection calls and notifications are tracked and recorded.

### Benefits:

- Improves cash flow
- Effortlessly recovers past due balances
- Notifies ALL past due accounts automatically
- Frees up managers to focus on core activities
- Costs less than the do-it-yourself method

### Features:

- E-mail, text, or manual call deployments
- All outbound collection calls and notifications are tracked and recorded
- System validation of tenant contact information (mobile numbers and email addresses)
- Detailed and easy to navigate reporting
- Transparent compliance practices
- Optional manual call module

### A Storage Manager's Favorite Tool:

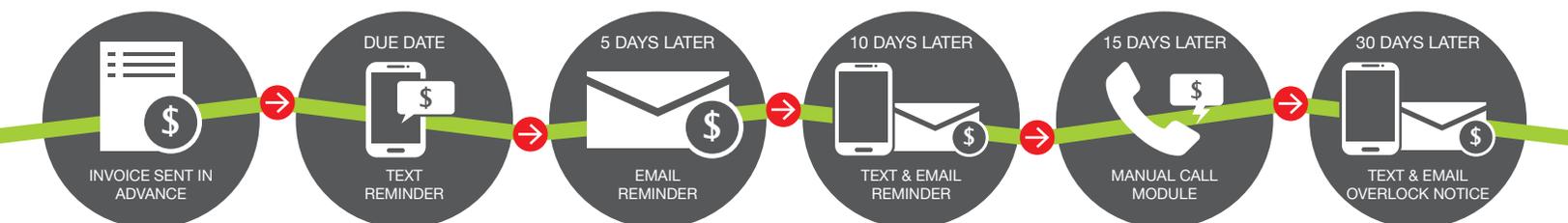
- Eliminates the need for making unanswered collection calls
- Eliminates the need to manually send various emails or individualized texts
- Once setup, it never stops working (set-it and forget-it)
- Managers do not have to initiate daily, weekly or monthly deployments through the software
- Managers love it because tenants love it

• Monthly Service Fee: \$29

• Setup, Training & Customization: \$199

\*Call for special pricing

## Xpress Collect is Automatic & Customizable (sample timeline below)



Call to schedule a demo today at 800-481-7459 or visit [opentechalliance.com](http://opentechalliance.com) to learn more.