Parking Management

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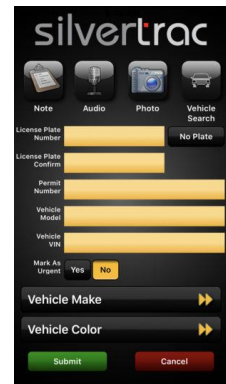
ABSOLUTE SECURITY

PARKING MANAGEMENT

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Absolute Security recognizes the ever increasing need for an advanced parking management program. It is a well-known fact that property managers and their staff can spend countless hours issuing parking passes, registering guest vehicles and mediating parking disputes. Residents will be able to register their vehicles and guest vehicles while our staff handles everything else, significantly reducing the workload for property managers and staff. We have once again partnered with Silvertrac® to create a solution to this ever evolving issue. Our partnership with Silvertrac® and our years of parking management experience have created the premiere system for any community, property or facility. By utilizing our parking management you can better detect misconduct, enforce community rules, confidently build a more positive community and increase community safety.

There will be little to no budget impact for this service. By allowing Absolute to manage your parking you will receive the most valuable asset, **TIME!** We can take on the responsibilities and risks by managing all the aspects of parking such as: registering all vehicles, providing signage, vehicle violations, issue warnings, monitor guest vehicles, remove vehicles via a third party, issue online guest passes and ultimately manage parking rules the most effective and efficient way possible. Our parking management system can also be increased revenue by reducing the number of unauthorized tenants.

Absolute's Parking Management will also be collecting invaluable information and data. The data collected by Absolute can include parking lot occupancy, resident vehicle registries, guest vehicle registries, vehicle violation history and pinpoint anomalous parking behaviors. Absolute's Parking Management is a key feature for managers and reveals interesting aspects on how people move and their habits. When this data is collected it is then sent and stored to Silvertrac's® secured servers for further processing and usage for applications. Our objective is to make this data useful to end users such as Parking Management Officers and our clients. With Silvertrac®, Absolute has designed a more sophisticated and advantageous parking management system that you will benefit from.

Alongside the adoption of Absolute's Parking Management, there is a concurrent need for advanced processing functionalities. This is why we have partnered with Silvertrac® in order to handle the vast amount of data generated. More importantly, to make the data useful for our Officers and your administration. Our approach is found to be superior in terms of depth of data, accurate enforcement, while also being capable of identifying and correcting several other problematic issues. This knowledge may indicate preferred locations for guests and residents which can be used to infer those areas that are likely to become congested.

Absolute Security is a locally owned, family-oriented company, based out of West Michigan. We do not boast world-wide or
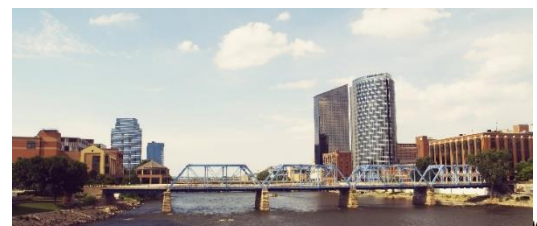
even national attention. It is our belief that by devoting time and focusing "at home" we can yield a superior service; quality-over-quantity. Part of the core of that belief is working hand in hand with our clients. Below is a basic outline of the parking management system we have found that provides the best results but will be tailored to your needs.

1) **Signing a Lease**

   When future residents sign a lease with the property, the residents would need to be informed about the parking pass registration fee. The resident will be provided with a move-in packet, supplied by Absolute Security, from a leasing agent or a representative of the property.

2) **Registering a Resident Vehicle**

   A resident vehicle must be registered within 24 hours of lease signing and can be completed online or over the phone.

3) **How to Get a Resident Pass (if applicable)**

   After much research the virtual pass is utilized for the safety of the resident but if a property elects to utilize a physical pass, Absolute will supply the pass. Residents will receive the pass via mail which will be delivered to the registered address. Enclosed with the pass will be specific directions on where to place the pass on the vehicle.

4) **Registering a Guest Vehicle**

   A guest vehicle must be registered upon parking on the property and can be completed online at no cost. A resident can visit the properties website with a supplied link that will direct them to the appropriate registration website, or they can visit the Absolute site directly.

5) **Guest Parking**

   With the advancement of the parking management system and the access to guest passes 24/7 this will eliminate the need for any designated "open guest parking" areas. Available guest passes are based on the ratio of resident vehicles registered in comparison to the total number of spaces within the property. This in turn will increase the positive experience of residents and possible future residents.

6) **Violations**

   All vehicles will be afforded the courtesies of documented warnings before assessing any monetary fines and/or the removal of the vehicle based upon the violation, circumstances and/or vehicle history.

Safer Community

FOR THE RESIDENTS

By monitoring and managing vehicles on the property it will create a safer and pleasant community. One of the biggest oversights in most other parking management systems is monitoring non-resident vehicles. By utilizing Absolute Parking Management we will be able to help deter unwanted activities and help you detect issues within the community.

Move-In Packet (supplied by Absolute)
- What is needed to register your vehicle.
- How to register a resident vehicle.
- How to register a guest vehicle.
- Copy of the rules.
- Refrigerator magnet.
- Contact card.

Resident Parking Pass

The passes will be a virtual pass. All passes will be validated by the utilization of the license plate. If a physical pass is desired we can accommodate those requirements.

Guest Vehicle Registration

Residents will have the ability to register a guest vehicle online at no charge, 24 hours per day, 7 days per week. Guest registrations will typically be valid for 48 hours from time of registration.

Violation/Fines

1st violation: a warning will be issued with a violation sticker, allowing 24 hours to resolve the issue. (Ex: register the vehicle or comply with property rules)

2nd violation: a fine of $20.00 will be assessed to the resident the vehicle is registered to in Silvertrac® or directly to the vehicle in the case of an unregistered vehicle. The fine must be paid, and violation resolved within 24 hours. If the violation is resolved within 24 hours but the fine remains unpaid, the payment must be paid in full within 7 days before the vehicle is subject to removal, with the additional cost of removal of the vehicle.

3rd or more violation: the vehicle will be removed and be subject to any costs of the removal and/or outstanding fees.

FOR THE PROPERTY

Parking Book

Absolute must be supplied with a weekly list of move outs, sub-lessors, evictions and transfers by the property. This is an integral part of the process that allows us to properly and effectively manage parking within the property. The software is kept up-to-date and managed by Absolute but giving you the advantages of its use. By utilizing Absolute's Parking Management, you will be given full access to the Silvertrac® software. This will not only give you access to the vehicle registry but will give you the ability to take advantage of the completely integrated system to simplify your day-to-day operations.

Staff Training

A representative from Absolute will be made available to train staff on Absolute's Parking Management. This will be at no cost to you and cover several areas of concern that may arise among other parking related questions.

In conjunction with staff training and as an exclusive offer, select management personnel will have the opportunity for additional training on the entire Silvertrac® software to include: resident history, vehicle history, access to audio files, access to all photos, maintenance integration and more, if applicable.

Resident Awareness

We must get the word out to the residents and guests by all means possible. We will design and install all the necessary signs on the property that indicate key points regarding parking. We will also be keeping the residents up-to-date by providing you with information for email blasts and promotional ads.

BONUSES

- Free promo codes for parking will be given to property management equal to 5% of all the available parking spaces to be used as incentives.
- Free unlimited access to up-to-date vehicle and tenant registry.
- Freeing up time for you and your staff.