VERTILINC

PROPOSAL

FOR VERTILINC LIVE

A RESIDENT LIFESTYLE
PLATFORM AND MOBILE APP FOR
CONDOMINIUMS

PREPARED FOR: Deer Creek Subdivision HOA

PREPARED BY: Unified Technology Group, LLC.

PROPOSAL NO.: P - 0025-1203-25

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Unified Technology Group, LLC. is pleased to present this proposal for the implementation of a Vertilinc Live! system designed specifically for Deer Creek Subdivision HOA Unified Technology Group is a leading provider of technology and software solutions for communities in the US, Latin America and Europe and it is based in Miami, Florida. Our systems serve more than 700,000 residences in over 2,000 associations around the world. Since our inception more than a decade ago we have focused on providing the highest quality solutions and services to support property managers and developers seeking to implement the latest technologies in homeowner management and resident amenities. The choice of a seasoned IT solutions provider for the implementation of integrated lifestyle management platform is an extremely important decision and must balance a number of key supplier qualities, including the following:

STABILITY AND COMMITMENT

The team at Unified Technology Group has been providing infrastructure and IT solutions in Florida for over 20 years. At Unified Technology Group we believe in a relentless commitment to customer support and satisfaction and in developing a lasting partnership with our customers to consistently deliver above their expectations. By working closely with our clients in understanding their immediate and future needs, we are able to anticipate requirements and build support for them as we deploy our solutions. We strive to provide a solid foundation for customers to add and integrate new technologies and services. In addition, we believe in the power of an integrated solution and we have partnered with successful suppliers and integrators to enhance our solutions and provide higher value in their areas of expertise.

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NEW PRODUCTS

The proposed system Vertilinc Live! is a leading-edge platform being implemented on hundreds residential condominiums managing hundreds of thousands of homeowners throughout the world. Vertilinc live! is optimized for property managers and developers that require effective, flexible configurations, leading-edge functionality, additional systems integration, and unparalleled network and system control.

STRONG PARTNERSHIP

Unified Technology Group works closely with its certified partners to integrate all of the technologies and services required to meet specific customer needs of functionality and performance. This approach ensures 100% compatibility while minimizing the number of suppliers (and finger pointing) involved with the project, not to mention the after-sale support of the various components.

QUICK DELIVERY

Through our rapid deployment team, Unified Technology Group is capable of implementing project on a fast track to address customer pressures for service turn-up and project completion. Our modular systems design across the implemented technologies allows for quick ramp up on customer management, resident access and amenities' systems.

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UNPARALLELED SUPPORT

Our systems are monitored 24x7 and all network elements as well as software components are monitored individually and collectively to assess performance and ensure the highest system reliability.In applications directed at the average consumer, the anticipation of network and data errors is critical in sustaining a high level of customer satisfaction and ensuring a successful system implementation for property managers and developers.

In Closing...
Unified Technology Group believes that success in providing solutions for next generation residential community projects is predicated on the establishment of long-term business partnerships. We are confident that Deer Creek Subdivision HOA will benefit from our experience implementing the latest technologies in property management and integrated amenities solutions, and that our people, products, service experience and future commitment make Unified Technology Group the clear choice for establishing a long-term relationship.

Our experience has shown that when people from both companies work together to further the partnership additional savings will be realized through the mutual development of creative solutions. Unified Technology Group looks forward to working on this opportunity with Deer Creek Subdivision HOA and provide their residents with an unparalleled lifestyle management experience.

System
Description

II.1. System Overview

Vertilinc Live! is an automated control and information management system designed for communities, commercial buildings, condominiums, and residential neighborhoods looking to integrate administration and common services under a unified intelligent platform through a user-friendly, intuitive, graphical interface. Through this platform residents can take advantage of all services offered at their property and managers have 24/7 access to resident's data and management modules.

For residents, Vertilinc Live! is accessed via a web interface or via any mobile device with web surfing capabilities.This allows for residents to access all of the features available in Vertilinc Live! from their home, office or from anywhere in the world. Users can reserve facilities, view account balances, make online payments, view violations and code-compliance issues, order cleaning services or babysitter services, and receive instant property communications, notifications and events in their own personalized information portal.

For property managers, Vertilinc Live! is a full property management system where managers and the board of directors can centrally administer all aspects of the property. Property managers can send and track violations, check in/out keys, manage resident information such as spouse, pets, children, emergency contact information, and warranty information; maintenance personnel can manage inventory, maintenance work orders, and staff; and security staff can manage property incidents, staff and notifications. With Vertilinc Live! managing your property becomes an easy task as each user can have access rights to their area of responsibility and residents can access the services and information they need for simplicity in their everyday lives.

In addition, Vertilinc Live mobile app is a location-aware platform allowing residents and staff to receive relevant information as the system recognizes their location within the property.

System
Description

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On a complete implementation of Vertilinc residents can:

- Request and track maintenance issues
- View their homeowner's account and payment history
- Register their permanent and one-time visitors
- View their pending packages at the front desk and send instructions
- Reserve their spot in the lifestyle classes offered in the community
- Pay for ancillary items like classes, FOBs, guest passes, etc.
- Have mobile access to the system via custom app on their Smartphones or tablets
- Order food delivery service from onsite restaurant
- Update personal contact information for unit residents or co-tenants
- Reserve facilities in the community such as party room, courts and BBQ areas.
- Connect with fellow residents via internal, private chat messaging.

The custom-branded mobile app will include these modules:

- Classes signup and payment
- Link to system to view and register guests
- View and request a work order
- View your balance and ledger, and make payments – Integrated to Clickpay®
- Amenity reservations
- Resident directory
- Messages (from the association)
- Rules and Regulations
- Property Directory (staff and BOD)
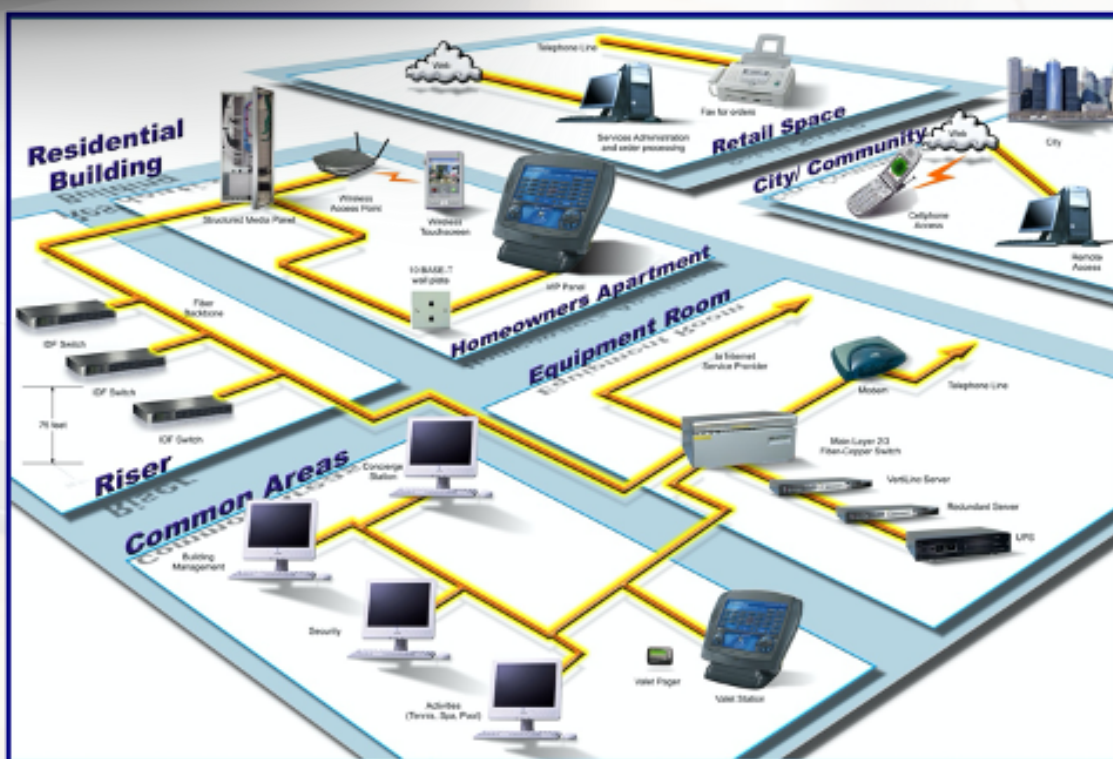- Food and Beverage service
- Spa Service requests

System
Description

II.3. System Requirements

Vertilinc Live! System can be installed on a shared or dedicated server. This proposal is for installation on an offsite server, co-located at one of our datacenters.The bandwidth requirement from the server is negligible when calculating bandwidth allocation for traffic from the property although speed is important for system responsiveness. We recommend installing Uninterrupted Power Supplies (UPS) at key workstations as the system can operate in offline mode when the power or the Internet connection are interrupted. All workstation hardware will be supplied by client.
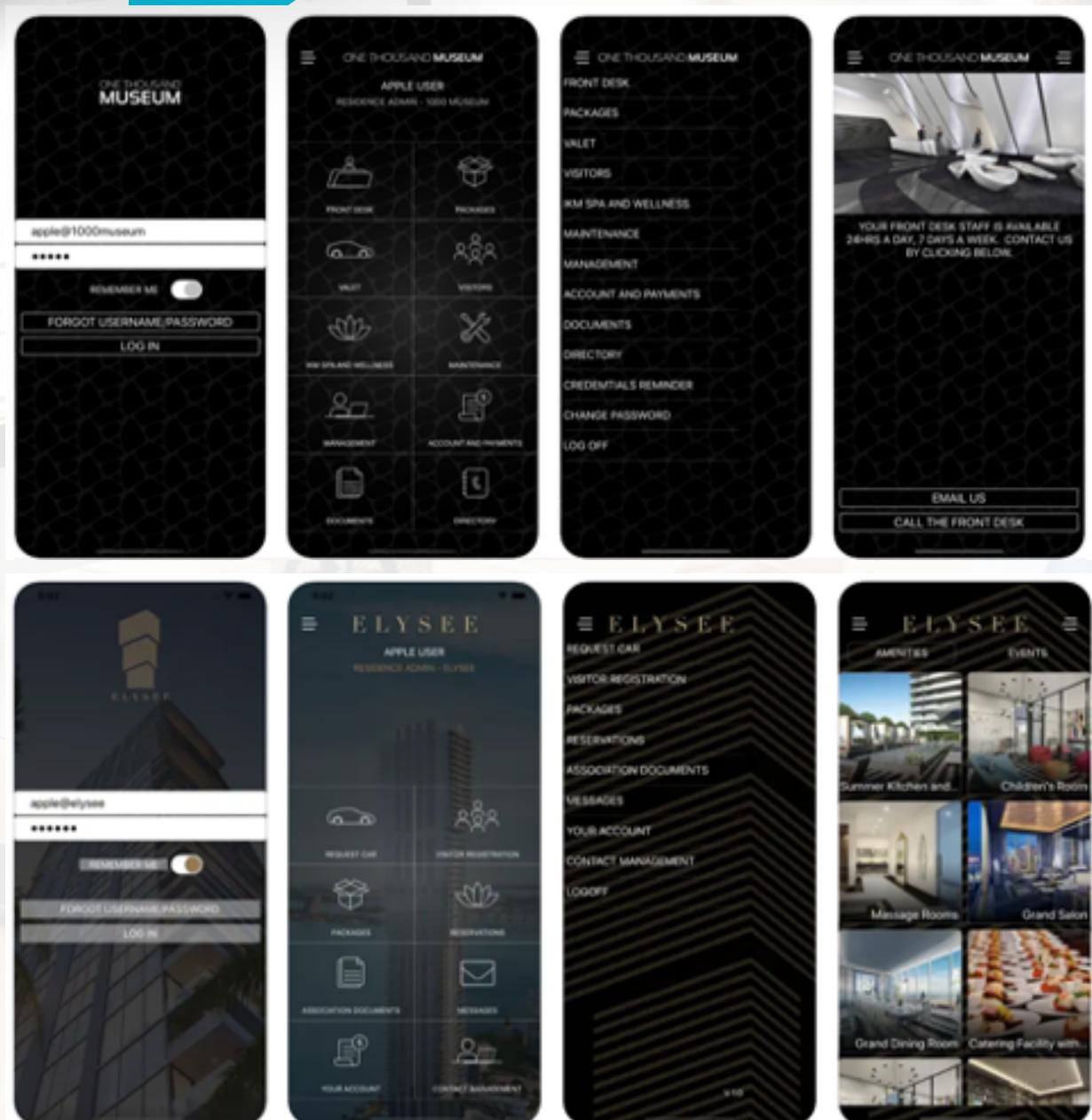
II.4. System Architecture

System
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II.5. User Experience

Below are some sample user mobile apps:

Commercial
Proposal

III.1. Overview

As with all service-critical implementations, Unified Technology Group proposes a full turnkey installation and turn-up for an Intelligent Community and Lifestyle Management system for Deer Creek Subdivision HOA

To ensure proper functionality, reliability, and timeliness, Unified Technology Group will manage all phases of the installation and implementation of the proposed system. Unified Technology Group's project manager will work closely with Deer Creek Subdivision HOA IT personnel and designated network provider, or their designees, to meet and exceed all expectations of performance, efficiency, and expediency.

This section describes the included system configuration, pricing structure, payment structure, and terms and conditions of sale.

The delivery time is one week for the Vertilinc Resident app. The delivery schedule for the optional branded app is as follows:

Commercial
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III.2. Financial Proposal

VERTILINC SYSTEM			
Software			
119	Condominium Licenses		
1	Startup Condo App License		
1	Custom Branded mobile app (Android and IOS) with community logo, custom store icon, pictures and menu options		
Training and Documentation			
1	Staff Training Sessions		
1	Resident Training Session (if needed)		
1	Customer Manuals and online help		
1	Custom Setup, installation & Configuration Cloud Server		
1	Quarterly Vertilinc Live! Maintenance, Offsite Backups, Updates, and Support for 119 condo units and all community workstations.	$150.00	

Commercial
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III.3. Proposal Acceptance

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.UTG is not responsible for delays due to strikes, accidents or delays beyond our control. The undersigned understands and agrees to UTG's Terms of Sale and to pay service charges assessed.Customer may elect to cancel monthly services with 30-days written notice with or without cause.

If any indebtedness due and owing is not paid as agreed, the undersigned agrees to pay to UTG a reasonable attorney's fee or the actual attorney fees paid by UTG relative to collection of the indebtedness due and owing whether suit be instituted or not. Should suit be instituted for any indebtedness due and owing to UTG the undersigned consents to venue being in Miami-Dade County, Florida. The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

As to UTG:

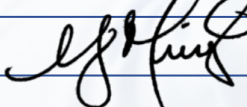Unified Technology Group, LLC.

By:

Jorge Gimenez
President

12/05/2025
Date

As to Customer:

By: Deer Creek Subdivision HOA

12/05/2025
Date