The Apartments Concierge

THE WHITE GLOVE LEASING SERVICE.

Know what a community pays before you send the client.

Texas apartment communities on one map, with the commission terms where we have confirmed them. Send the guest card from the same place. In Texas, we invoice the community and pay your brokerage out of what we collect.

theapartmentsconcierge.com

For licensed agents and brokers · Apartments Concierge Enterprises, LLC d/b/a The Apartments Concierge · TREC Broker Licence No. 9014569

Placing a renter is the easy part

You call around

Four communities, four voicemails, to find out what any of them pay — and whether they pay at all.

You send the client

An email to a leasing inbox, and no record anyone will accept four months from now.

Then you chase

The onsite team has changed. The rate is disputed. Your broker asks where the money is and you do not know.

You did the work. Finding the home was never what cost you the day — it was everything either side of it.

WHAT WE ARE

A licensed brokerage that does the parts you hate

Apartments Concierge Enterprises, LLC is a Texas real estate brokerage, licence number 9014569. We are not a lead vendor and we do not sell you prospects.

You bring your own client. We give you the data to place them, the record to prove you did, and in Texas we chase the money so you do not have to.

Your client stays yours

We do not market to them, we do not pass them to another agent, and we do not compete with you for them.

Every guest card you send is stamped with your name and your brokerage, permanently.

THE DIRECTORY

Everything you need to decide, before you send anyone

Bellrock Upper Kirby CONFIRMED 14 OCT

Houston 77098 · 284 units · Updated daily

PAYS	AVAILABLE	VOUCHER 2BR
100% of one month	1 bed from $1,345	$1,695 standard

Send guest card

Special · 6 weeks free on a 13-month lease

The Edison at Midtown TERMS NOT CONFIRMED

No rate shown until someone has spoken to the leasing office.

What it pays

The commission, the condition you have to meet, and what your brokerage nets after our fee.

What is available

Units, floor plans, pricing and the current special, with the day each was recorded.

Voucher coverage

The housing authority's payment standard for the size your client needs.

Filters that matter

Rent, beds, baths, square feet, amenities, affordable communities, concessions.

Where we have not confirmed terms with the community, we show you no rate at all

A number we have not verified is worse than no number, because you would quote it to a client.

THE GUEST CARD

Proof that you introduced this client, on this date

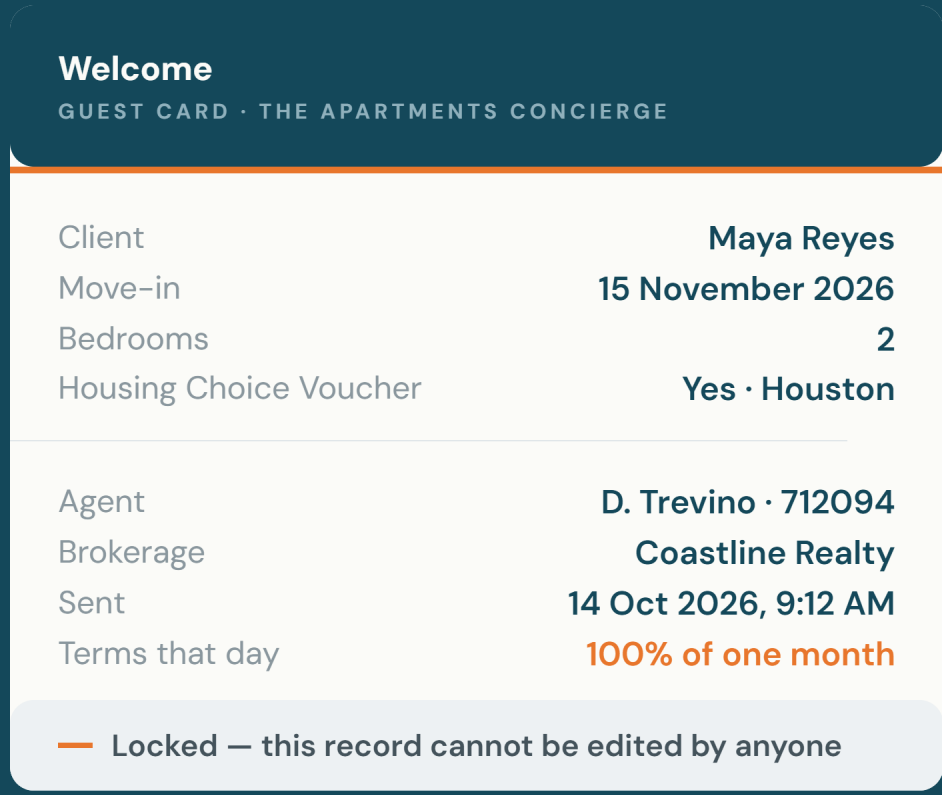
Send it from the same screen where you read the terms. Up to six communities at once — one card each, on each community's own terms.

The moment it goes, it locks. Your name, your brokerage, your client, the date, and the commission terms as they stood that day.

Nobody can edit it afterwards. Not the community, not us, not you. That is the point.

Why it matters

Four months later, when the onsite team has turned over and someone says the referral never happened, the card is the answer.



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The community's team can move a card through its stages. That is the only thing about it that changes.

THE APARTMENTS CONCIERGE

TEXAS ONLY

Hand us the invoicing and stop chasing

01
Your client leases
You tell us, or the community moves the card to leased.

02
We invoice
Against the terms stamped on the card, not a number anyone remembers.

03
We chase it
You see the last time we pursued it, and what came back.

04
Your brokerage is paid
Out of what we actually collected, with the fee shown.

COMMUNITY	CLIENT	COMMISSION	STATUS	LAST CHASED, AND WHAT CAME BACK
Bellrock Upper Kirby	M. Reyes	**$1,345**	**PAID 2 OCT**	Settled in full
The Mariner at Midtown	J. Okafor	**$1,190**	**CHASING**	18 Oct — with their accounts payable, promised this week
Camden Heights	L. Duarte	**$1,420**	**RATE DISPUTED**	15 Oct — community says 50%, card says 100%. Card attached.

Outside Texas you get the full platform — the directory, the guest cards, the record — and you invoice through your own broker, who keeps the whole commission.

We pay your broker of record. Always.

PAYS THE COMMISSION

The community

On the terms stamped on the card

→

INVOICES AND COLLECTS

The Apartments Concierge

Our fee shown, never hidden

→

IS PAID BROKER TO BROKER

Your brokerage

One tax document at year end

→

PAYS YOU

You

On your existing split

We never pay an agent directly. Every placement is paid to the brokerage that sponsors you, which is how a Texas brokerage is required to work and how your own split already runs.

Nothing about your relationship with your broker changes.

Before anything is payable

Your brokerage and ours sign a broker-to-broker agreement. If your brokerage has already enrolled, you are covered the moment you join.

If it has not, we put that agreement in front of your designated broker. Nothing is owed to anyone until both have signed.

What it costs

The platform

$50 to join
$50 a month

Per agent seat. No contract, no notice period, cancel whenever you like.

Your broker can cover your seat, or you pay your own.

Invoice collection

A percentage of what we collect, shown to you on every property before you send a card. You always see the gross, our fee and what your brokerage nets.

It comes out of the commission, never on top of it, and only on money we actually received.

These are two separate things, and neither needs the other

Subscribe and never use the invoicing. Or have one placement collected without a subscription at all. A subscription buys the directory — it does not buy a better rate, and the rate is the same either way.

HOUSING CHOICE VOUCHERS

The clients you usually turn away

Most agents pass on voucher clients, and not out of prejudice — it is the paperwork. The Request for Tenancy Approval, the authority's forms, the inspection, the waiting. Hours of unpaid work on a file that may not close.

Refer them to us. We take the file, do the processing and place the household.

Your brokerage receives a referral fee out of what we collect, paid broker to broker.

How the referral works

- One referral fee per household, once, ever
- Never per person in the household
- Nothing trailing — no recertifications, no renewals, no later placements
- Paid to your broker of record, out of money we have collected

Equal Housing Opportunity. We place voucher holders; we do not issue vouchers.

When you actually get paid, honestly

We pay your brokerage out of money we have received from the community. We do not front commissions, and we will not tell you otherwise.

Communities typically pay somewhere between four and six months after move-in. Some pay faster. A few need chasing, and we chase them.

Tell your client and your broker that timetable at the start. An agent who sets it correctly never has an awkward conversation about it later.

What you can see while you wait

- Every invoice and its status
- The last date our team chased it
- What the community said back
- Where a rate is disputed, and by how much

Not knowing is the part that makes waiting intolerable. You will always know.

Two ways in

THROUGH YOUR BROKER

Your brokerage enrols

Your designated broker signs once, and every agent under that brokerage is covered from then on.

Your broker can cover seats for the team, or leave each agent to pay their own. Broker accounts themselves are free.

ON YOUR OWN

You join independently

You can subscribe and start searching today without waiting for your brokerage to decide anything.

If you want us to collect on a placement, we put a broker-to-broker agreement in front of your designated broker first. Nothing is payable until both brokerages sign.

You never have to leave your brokerage

We are not recruiting you. You stay where you are, your splits stay as they are, and your broker is paid the way they always are.

What we need from you

Two minutes, and nothing you do not already have to hand.

Your licence

Active, in a state we sell in. We verify it before your account opens.

Your brokerage

Its name and licence number, so we connect you to the right one.

Your designated broker

Their name and email. That is who any agreement goes to, because that is who gets paid.

A card

For the seat, if your broker is not covering it. Cancel any time.

Where we sell, and where we invoice

Subscriptions are sold in Texas, Florida, Kansas, Missouri and Arizona. Invoice collection is Texas only, because that is where our brokerage is licensed. We will not pretend otherwise to sell you a seat.

Start with one client

You do not have to move your business. Take the client you are working with this week and run them through it.

01

Join

Licence, brokerage, designated broker. Two minutes.

02

Search

Find six communities that fit your client and see what each pays.

03

Send the cards

One click each, stamped and locked in your name.

04

Let us do the rest

In Texas, we invoice, we chase, your brokerage is paid.

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