

SpotsOnSpots

FOR PROPERTY MANAGEMENT COMPANIES & HOA BOARDS

\$499/mo

flat, per building

Put your building's parking back in one place.

Every unit, spot, resident, rental, and approval, in one searchable dashboard.

Why buildings adopt it

One source of truth.

Replaces fragmented spreadsheets, email threads, and Slack side-deals. Unit - spot - resident - vehicle - rental, in one dashboard your team controls.

Less work for your team.

Residents list and request on their own; your team approves with a click. Fourteen automated emails cover the whole rental lifecycle.

Documented for the board.

Every rental captures vehicle, plate, term, and a written agreement. Every admin action is logged with actor and timestamp. Export it all to CSV.

Closed-loop and verified.

Only residents on your imported roster can participate, and nothing goes live without your team's approval. No outside parkers.

How it works

- 1 Onboard in under an hour: CSV-import your resident roster and spot inventory, or add units inline.
- 2 Curate the directory: inline-edit any row and mark units Confirmed, Unverified, Disputed, Vacant, or No Spot.
- 3 Approve listings and rentals in one click; vehicle, plate, and payment preference are captured automatically.
- 4 Export the directory and full action log to CSV for board meetings, audits, or insurance reviews.

Building license

\$499 / month per building

Billed monthly. Cancel anytime.

- ✓ Full PMC dashboard
- ✓ CSV import / export
- ✓ Inline directory editing
- ✓ Vehicle + plate per rental
- ✓ Action log of every click
- ✓ Unlimited listings & rentals
- ✓ Written agreement template
- ✓ No revenue share or fees

Residents keep 100% of every rental.

Unlike the alternatives

Neighbor and SpotHero are open marketplaces with no roster verification and no PMC control.

Slack and spreadsheets have no approvals, no vehicle records, and nothing to show the board.

What lives in the dashboard

Resident registry

Spot inventory

Listing approvals

Rental requests

Vehicle & plate data

Payment preferences

Contact details

Action log

Straight answers to what boards ask

Liability?

Rentals are between residents under a written agreement with mutual indemnification. Vehicle damage falls to personal auto policies, as in any neighbor-to-neighbor arrangement.

Strangers in the garage?

No. Only roster-verified residents participate, and every listing and rental is approved by your team first. No approval, no transaction.

Our fobs / gate / LPR?

Access stays on the building's existing system. Owners hand over a fob or add the plate via your standard guest process — nothing is replaced.

Lock-in?

None. Flat monthly fee, cancel anytime, and your data exports to CSV whenever you want it.

See it live with your own roster.

spotsnospots.com/for-buildings

Founded by Varun, an owner-resident in downtown Austin. Built to be the tool your team wishes it already had.

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