



PARKING BASE

RESIDENTIAL



Covering All of Your Residential Parking Bases

In residential community parking, demand often outweighs supply. This affects everyone who shares the same limited parking, from:

- **residents**
- **guests**
- **employees**
- **contractors**
- **delivery**
- **ride-share drivers.**

Parking Base understands this challenge. Our cloud-based parking management software simplifies workflows and improves efficiency by **seamlessly integrating** with popular property management platforms.

We believe the best solutions emerge when we **work hand-in-hand** with our clients. We understand that workflows don't always follow a set path, which can be challenging but at Parking Base, these **challenges are what fuel our developers** to create solutions and features to meet our clients' needs.

A Comprehensive Parking Management Platform

Resident Permits

Guest Parking

Enforcement

Space Management

Integrations

Communications

Customer Onboarding

Reporting





Residential Experience & Expertise You Can Trust



Parking Base delivers a comprehensive solution designed specifically for the residential market, leveraging our extensive experience across **700+ locations** in complex installations such as:

- hotels
- corporate facilities
- campuses
- municipalities

We are a trusted platform in hundreds of locations and have a strong presence in the Northeast. We manage over **125,000 monthly permits** and process over **\$1 billion in annual parking revenue**.



Skyline Towers,
Queens, NY



Brooklyn Towers,
Brooklyn, NY



Liberty Harbor,
Jersey City, NJ



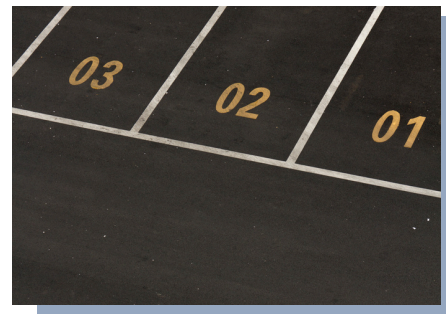
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Residential Space Management

Parking Base Permit Manager offers powerful space management features, allowing you to assign and manage parking spaces using criteria such as **zone, space number, and descriptions.**

This level of control is not only empowering but it also gives you the ability to monetize premium spaces. By assigning different fees to spaces based on their convenience, location, or special features, you can generate **new revenue streams.**



Easily create new revenue streams based on premium fees for:

- EV Charging Spaces
- Covered Parking
- Proximity to Doors or Elevators
- Large Vehicle Spaces



Maximize your operational and revenue potential with Permit Manager.

Gives you complete **control** and the **flexibility** to tailor your pricing to suit your business needs





Residential Success with Onboarding & Training

Getting started with Parking Base is a breeze, thanks to our quick and interactive onboarding process. We'll provide you with all the support and ongoing training for you and your team to ensure long-term success. We'll walk you through the key features, such as:



- **Importing Space Inventory**
- **Creating & Managing Permits**
- **Establishing Enforcement Criteria**
- **Billing Setup & Inquiries**
- **Building Automated Communications**
- **Generating Reports**



Our client success team is always ready to provide follow-up training, troubleshoot, or share tips on how to maximize Parking Base.

With our hands-on support and expert advice, your team will be all set to run parking operations like a pro—smooth, simple, and efficient!



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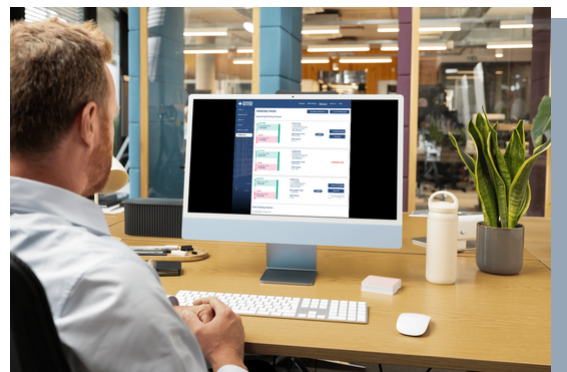
Residential Permitting Made Easy

Permit Manager by Parking Base is the easiest way to handle parking permits, allowing customers to buy and manage their permits online. We provide a user-friendly, customizable solution for parking administrators and residents, whether for one location or many. With a branded platform, parkers can easily purchase or adjust their permits while administrators maintain full control.

- **Branded E-commerce Interface:** Residents manage their monthly permits from any device.
- **Contract Management:** Onboard customers and handle lease agreements in one place.
- **Integrated Payments:** Set up recurring, fully connected billing options.
- **Advanced Permitting:** Supports hierarchical permit structures under one account.
- **Customizable Taxes & Fees:** Easily configure custom fees and taxes as needed.

Secure, Digital Contract and Document Management

- Managing paper-based agreements is a hassle, especially when you need to resolve a dispute.
- With Permit Manager, customers sign all parking paperwork online.
- Documents are digitally stored for easy access by both the resident and administrator.





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Guest Permitting for Every Type of Visitor

Residents can easily manage guest parking as well through the custom-branded web app from their smartphones or computers.

For administrators, Permit Manager provides greater flexibility with controls to initiate guest permits on behalf of residents, streamlining parking management.

Key features include:

- Single/Multi-Day Passes
- Google & Apple Pay
- Periodic Limits for Guest Passes
- Purchase Additional Passes
- Rollover Unused Balances
- Track Pass History
- Monitor Balances



Guests



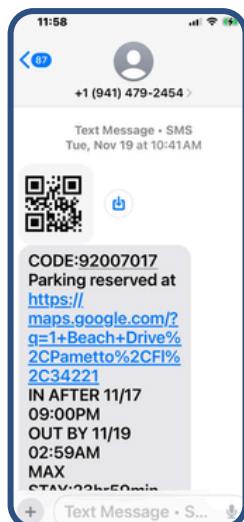
Contractors



Delivery Drivers



Ride Share Drivers



Guests receive a QR code or barcode via text or email for easy access.

Access credentials are automatically revoked when the permit ends.





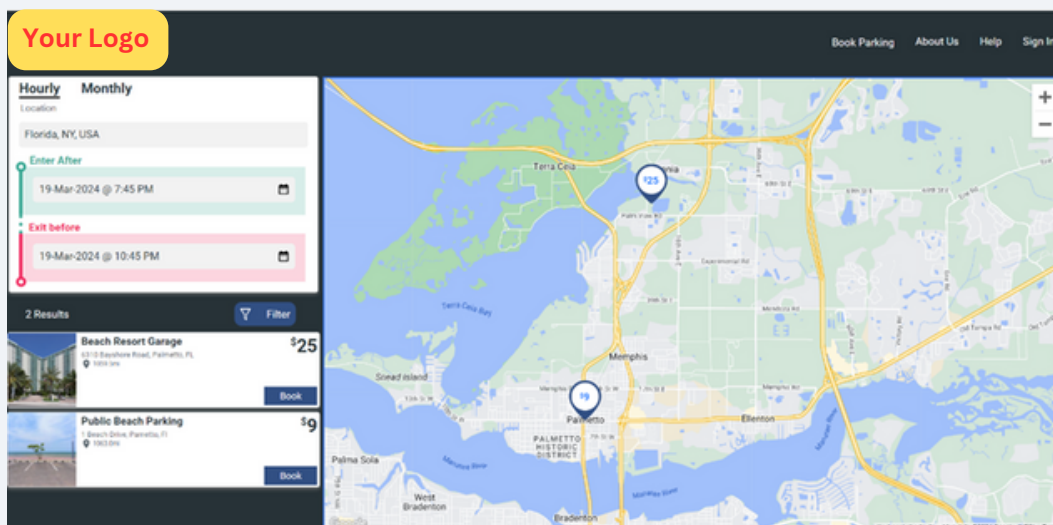
HOA & Rental Community Use Case

Our HOA & Multi-Dwelling Unit Solution

Apartments, condos, and resorts face parking shortages, causing competition among residents, guests, employees, and service vehicles. This challenge is heightened at resorts with unauthorized parkers, making a digital system essential for balancing access and control.

Supported Access Credentials

Digital permits are not just for monthly subscription and garage-based parking. Utilizing a digital permit platform within residential and rental applications brings control, convenience, and oversight to the facility. The rental reservation process increases parking revenues and reduces consumption by non-authorized users. Residents and staff can access the facility via RFID cards, presenting their unique QR to the scanner, scanning the QR code signage, and sometimes via License Plate Recognition. Guests can access the facility presenting their unique QR to the scanner, scanning the QR code signage, or typing the unique reservation number on the touch screen.



Customized / Branded Platform

- Choose your web domain
- Customize the look and feel of the website and platform
- Decide what workflows work best for your location



Try Parking Base

1

Book your Reservation

1. Visit <https://parkingbase.com/c/residentiallivingllc>
2. Search for your location (Palmetto, FL)
3. Create your account via email/mobile login and 2FA credentials
(Note: Parking Base supports Apple, Google, Microsoft, email, and mobile credentials)
4. Enter optional coupon code "123789" for 50% discount
5. Reserve your Monthly or Temporary reservation
(Note: Use Test Credit Card # 4111 1111 1111 1111 – EXP 07/2026 – CVV 123)
6. Receive a text / email with your transaction details and sample instructions

2

Use your Reservation

1. Scan the Entry QR codes.
 - If logged in with same credentials as Reservation > Press Apply Reservation > Enter
 - If logged in with different account > Select Payment Menu > Reservation > Input 10 digit reservation code that was received via text or email > Enter
 - If a reservation was not made in advance > Select Create Reservation > Apply Discount Code "123789" > Pay > Enter
2. Scan the exit QR code.
3. Repeat. This configuration allows for unlimited Entry/Exit events during the reservation window.



Residential FAQs

How do my guests enter the facility?

Residents or management can send temporary reservations via email or text, making it ideal for both guests and service personnel. These trackable, time-specific permits are managed through a web-based resident portal.

Can we limit the number of guest validations that a resident can grant?

Yes. Control parameters are easy to implement, and the quantities are set by management. These parameters can be modified at any time by authorized platform administrators.

Do rental guests have a different process?

Yes.. The rental guest experience follows a different process and utilizes temporary paid permits. This ensures that rental guests have access to the facility during their stay.

Can we support coupons or discounts for guests?

Yes. This is a popular option within resort locations. Coupon or discount codes can be shared to rental guests so they can receive discounted parking fees. This functionality provides guests with the experience they desire while maintaining facility-level control over transient parking.

Can the system work with both gated and ungated parking facilities?

Yes. The platform can be deployed in either gated or ungated parking scenarios. For gated facilities, a remote gate vending kit is installed and integrated directly into the facility's current gate hardware. For ungated parking facilities, digital permits and reservations can be integrated into the existing enforcement processes.

What options are there for resident and guest access? Can we use the old RFID cards?

Yes. Depending on the RFID cards, we can often use the existing cards, thereby reducing the need for residents to replace the cards they already have. All other access workflows can be customized to match the needs of the location.

How do vehicles like FedEx, Amazon, or Uber access the facility?

This decision is ultimately up to local management, but the temporary guest reservation process works well for these applications. Management can also provide the driver with the same credentials as residents and staff receive.

Why do delivery and rideshare drivers need to use the system?

By requiring all drivers, residents, guests, deliveries, and others to utilize the system, management can better understand traffic that Enter / Exit the facility.