

HAIVN

AI-Powered Property Management

Built for Independent Letting Agents

4.6M

UK rental households

11,000+

letting agent offices

£70B+

sector value (annual)

THE PROBLEM

Your software wasn't built for this.

3-5 disconnected tools

Spreadsheets, WhatsApp, basic CRM, separate compliance tracker — no single view of your portfolio.

Legacy platforms drain budget

Reapit and Jupix cost £500-£2,000+/month — designed for corporate chains, not independent agents.

RRA 2025 changed everything

Section 21 is gone. Periodic tenancies, 4-month notice, Section 8 grounds — your old workflows don't cover this.

Compliance risk is manual

You're tracking gas certs, EPC expiry, and deposit protection in spreadsheets. One missed date means prosecution.

2-3 hrs

per property, per month

wasted on routine admin that should be automated — compliance checks, tenant chasing, maintenance triage, document prep.

**That's 300 hours/year
for a 150-unit portfolio.**

THE SOLUTION

One platform. Three portals. AI that works.

Admin Portal

For you — the agent

Full portfolio management, landlord/tenant onboarding, compliance overview, audit trail, financial reporting, AI agent control.

Landlord Portal

For your landlords

Portfolio dashboard, compliance RAG status, maintenance Kanban, rent roll and P&L, AI portfolio assistant.

Tenant Portal

For your tenants

Tenancy summary, maintenance requests, messaging, AI chat assistant, meter readings, document access.

Not a bolt-on. Not a plugin. A complete operating system for your agency.

Built from scratch for RRA 2025 compliance. Modern, fast, mobile-first.

Six agents working 24/7 so you don't have to.

Compliance Checker

Property added

Runs on every property add & document upload. RAG assessment, risk flags, recommended actions.

Risk Assessor

Tenancy change

Portfolio risk score, habitability flags, legal obligation tracking.

Maintenance Triager

New request

Priority classification, contractor type, habitability risk, cost estimate.

Comms Drafter

On demand

Rent arrears letters, maintenance updates, S8 notices — drafted and ready to review.

Portfolio Assistant

Landlord query

Landlord-facing AI chat. Compliance Q&A, RRA 2025 guidance, portfolio performance.

Tenant Assistant

Tenant query

Tenant-facing AI chat. Rights guidance, maintenance logging, tenancy questions.

Built for the new rules from day one.

S21 Abolished

All tenancies become assured periodic. No more no-fault evictions. HAIVN's timeline reflects periodic tenancies as the default.

4-Month Landlord Notice

Landlords must give 4 months' notice with S8 grounds. HAIVN tracks notice periods automatically and flags deadlines 30 days out.

2-Month Tenant Notice

Tenants can leave from day one with 2 months' notice. The timeline computes effective end dates and triggers relisting workflows.

Rent Increase Restrictions

Once per year, not within the first 12 months, 2 months' S13 notice. HAIVN's rent increase milestone flags violations in RED.

Deposit Handling

Max 5 weeks' deposit. Checkout inspection generates evidential reports with room-by-room conditions and photo evidence.

RAG Timeline

Every tenancy gets a Red/Amber/Green milestone timeline — notice, checkout, deposit, compliance, and more.

PRICING

Transparent pricing. No per-user fees.

Starter

£79 /month

Up to 50 properties

- All core features
- 2 user accounts
- Standard AI agents
- Email & chat support

Growth

£149 /month

Up to 150 properties

- Everything in Starter
- 10 user accounts
- Advanced reporting
- Priority support

Professional

£299 /month

Unlimited properties

- Everything in Growth
- Unlimited users
- Custom branding & API
- Dedicated CSM

+ 0.25% transaction fee on managed rent | 15% discount on annual billing | First 10 agents: founders' rate (25% off, locked forever)

VS THE COMPETITION

How HAIVN compares.

	AI Agents	RRA 2025	Full Lifecycle	Modern UX	Price
HAIVN	Yes (6)	Native	Yes	Yes	£79-299/mo
Reapit	No	Partial	Yes	No	£500-2,000+/mo
Jupix / Alto	No	Partial	Yes	Dated	£200-600/mo
Goodlord	No	Partial	No	Yes	Per-tenancy
SME Professional	No	No	Partial	No	£75-150/mo

HAIVN

The letting agent's unfair advantage.

AI-powered compliance

RRA 2025-native workflows

Three portals, one platform

3-month free trial | White-glove onboarding | Founders' rate for early adopters

haivn-property.ai

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