
Why FilterSync Exists

In single-family rentals, HVAC failure is rarely sudden. It is almost always the result of restricted airflow caused by neglected filters. The damage compounds quietly over months, then surfaces as a major repair or full system replacement during peak summer demand.

Traditional property management relies on reminders, lease clauses, and tenant self-reporting. None of those verify that a filter was actually changed on time. Owners are left finding out about neglect only after an invoice arrives and the system is strained.

FilterSync was built to close that gap.

What FilterSync Is

FilterSync is a verification system designed specifically to confirm HVAC filter changes on a fixed schedule. It does not rely on trust, reminders, or unchecked photos. It creates a permanent, time-stamped record that a filter was changed when required.

The system was developed internally by For Lease Clover after years of seeing preventable HVAC damage across managed homes. Existing tools could document tasks, but none could prove maintenance actually occurred in a way that protected the asset.

How Verification Works

Every property enrolled in FilterSync follows a 30-day verification cycle.

Residents are required to submit proof of filter replacement through a controlled process. Submissions are analyzed using computer vision trained on real-world filter replacement conditions. The system checks for timing, context, and consistency to prevent reused images, staged submissions, or outdated filters from passing as compliant.

If a scheduled change is missed or fails verification, the system flags the issue immediately. Action is taken to restore airflow before restricted operation can damage the blower motor, coils, or compressor.

This process ensures problems are addressed when the cost is still small, not months later when damage is already baked into the system's lifespan.

Why This Is Different From Reminders or Photos

Most management companies rely on one of three approaches:

- Reminder texts or emails
- Lease clauses requiring filter changes
- Manual photo review

None of these verify compliance.

A reminder does not confirm action.

A lease clause does not prevent neglect.

A photo without validation does not prove timing or authenticity.

FilterSync replaces assumption with confirmation.

The Owner Benefit

Verified filter changes protect the most expensive mechanical system in the home.

Consistent airflow reduces strain, lowers emergency repair risk, and extends the useful life of the HVAC unit by several years compared to unmanaged systems.

More importantly, it removes the most common source of surprise maintenance expenses for San Antonio rental owners.

The FilterSync Preservation Guarantee

Because FilterSync is built to prevent failure, we back it financially.

If an HVAC failure is even partially attributed to a clogged filter, For Lease Clover pays for the repair and compensates the owner **\$500 for excess system wear**.

This guarantee exists because the system is designed to catch neglect before damage occurs.

Why We Built It

FilterSync was not created to add another feature to property management. It was built because owners were paying for damage they could not see and managers could not prove.

The industry accepted this as normal. We did not.

FilterSync is the standard we use to protect assets under our care and to eliminate one of the most common, preventable failures in residential property ownership.

Michael Marelli, Broker
info@forleaseclover.com.com

Contact
210-956-8889
www.forleaseclover.com