PROPERTY MANAGEMENT, MADE SIMPLE

All your properties. All your people. *One calm place.*

KEJA Enterprise is the complete property management system for Kenyan landlords and property managers — from the first lease to the last shilling, with M-Pesa, accounting and a very kind amount of automation built in.

Built with care in Kenya by **MoCode Labs**



Illustration of the dashboard

WE KNOW THE FEELING

Property is a business of people. Your tools should treat it that way.

If you manage rentals, you already carry a lot — and most of it lives in notebooks, spreadsheets, WhatsApp chats and your own head. It works, until it doesn't. These moments probably sound familiar:

> *"Did the Wanjiku in B4 pay, or was that the other Wanjiku?"*

Scrolling through M-Pesa messages at 10pm.

> *"Can you send me this month's statement?"*

The owner calls — and the spreadsheet isn't quite up to date.

> *"I paid my deposit two years ago — where is it?"*

A move-out with no clear record of what's owed either way.

> *"Who hasn't paid water this month?"*

Meter readings on paper, bills worked out by hand.

KEJA Enterprise gives you that time — and that peace of mind — back.

See everything

Properties, units, tenants, rent and balances on one dashboard. No more hunting.

Collect faster

Invoices, reminders and receipts go out on time, every time — without you lifting a finger.

Trust your numbers

A real double-entry ledger keeps every shilling accounted for, down to each property.

Be the one they trust

Professional statements, clear records and quick answers make tenants and owners feel looked after.

PART 1 · PROPERTIES & PEOPLE

Know every property, every tenant, every agreement.

Everything starts with a clear picture. KEJA keeps your portfolio organised the way you already think about it — by property, block, floor and unit.

Properties, blocks & units

Your whole portfolio, laid out clearly.

- Add properties, then blocks, floors and units of any type
- Mark units occupied, vacant or under maintenance in a tap
- Live occupancy chart on your dashboard

Why it matters: you always know what's earning and what's empty.

Owner clients FOR MANAGERS

Manage for many landlords, without mixing anything up.

- Keep a profile for every property owner you serve
- Link each property to its owner — and change it when needed
- Set a commission rate per property

Why it matters: every owner gets a clean, separate story.

Tenants & leases

Everyone's details and agreement, in one place.

- Tenant records with contact details and history
- Leases linked to units, with signed contracts uploaded and stored safely
- See each tenant's invoices, meters and requests on one page

Why it matters: no more digging through folders for the contract.

Deposits & move-outs

Fair, transparent exits — for everyone.

- Record the deposit held on every lease
- A guided move-out report: arrears, water and electricity, damages
- Mark the deposit refunded; the books update automatically

Why it matters: fewer disputes, and happy former tenants.

Maintenance

Problems logged, tracked and billed to the right person.

- Log every repair request against a property and unit, and move it from reported to resolved
- Choose who pays — tenant or owner — so the cost lands in the right place

Why it matters: tenants feel heard, and nothing quietly gets forgotten.

PART 2 · BILLING & PAYMENTS

Get paid on time — without the awkward chasing.

Rent day should feel routine, not stressful. KEJA does the repetitive work quietly in the background, and keeps the tone polite.

Automatic rent invoices

Invoices appear on schedule, not on your to-do list.

- Next month's invoices are generated for every active lease
- Tenants get an "invoice issued" message so they can plan ahead
- Need a different period? Generate it manually in seconds

Water, power & garbage

Utility billing that's fair and error-free.

- Enter meter readings once; consumption is worked out for you
- Readings flow straight onto the tenant's invoice
- Every reading is on record if a question comes up

Penalties & gentle reminders

Consistent, never personal.

- Overdue invoices are flagged automatically
- Set your own grace period and late-payment penalty
- Rent-due and part-payment reminders repeat on a schedule you choose

M-Pesa & bank payments

Meet tenants where they already pay.

- Set up your M-Pesa Paybill, Till or bank account in minutes
- Automatic payment capture: a payment lands on the tenant's oldest open invoice
- Prefer manual? Record payments by hand just as easily

Receipts, quotes & credit notes

Professional paperwork, every time.

- A receipt is created and sent the moment a payment is recorded
- Branded quotes and credit notes as ready-to-share PDFs
- Send by email or WhatsApp straight from the page

Messaging that saves hours

Say the right thing to the right people.

- Ready-made SMS templates you can edit and reuse
- Message one tenant, a hand-picked group, or everyone in a property or block
- Works with your own SMS and WhatsApp gateway

PART 3 · ACCOUNTING, REPORTS & OPERATIONS

Books you can trust, and answers in seconds.

This is where KEJA really earns its keep. Every payment, expense and deposit is recorded properly the moment it happens — so statements, reconciliations and reports are simply *there* when you need them.

A real accounting ledger

Proper double-entry books, without the accounting degree.

- Chart of accounts and a full journal, set up for you automatically
- Payments, expenses, payroll and deposits post themselves
- Breakdown by property and by period; cash, deposits held and owner balances at a glance

Why it matters: audit-ready records with zero double entry from you.

Commission & owner statements FOR MANAGERS

Fair, transparent, and never a guess.

- Monthly revenue, commission, expenses and net-to-owner worked out per property
- Review and mark each period reconciled once you're happy with it
- Record owner payouts so the books always balance

Why it matters: owners trust you more when the numbers are clear.

Expenses, tracked

Know where every shilling went.

- Log expenses by category and property
- Edit or remove an entry and the ledger corrects itself
- Stationery purchases are added to expenses automatically

Dashboard & reports

The health of your business, at a glance.

- Rent collected, outstanding balances and occupancy up front
- Six-month revenue trend chart
- Property and tenant performance reports

Your team & your assets

Run the back office from the same place.

- **Employees & payroll:** staff records with contracts uploaded, view, edit and terminate; payroll runs prepared from your active team and posted to the books
- **Equipment & stationery:** keep a register of equipment you can edit any time, and track stationery stock with item costs

PART 4 · BUILT AROUND YOU

Whether you manage for others or for yourself, it fits.

Choose how you work when you sign up. KEJA then shows only what's relevant — nothing extra to learn, nothing in your way.

PROPERTY MANAGERS

You look after other people's property.

- Owner clients and per-property commission
- Trust-style accounting: rent held for owners, commission recognised only when you reconcile
- Monthly reconciliation and net-to-owner statements
- Run several organisations and switch between them

PROPERTY OWNERS

You manage your own property directly.

- A simpler, cleaner workspace — manager-only tools stay out of sight
- No commission to configure; your ledger speaks plainly of "Collections"
- Every feature you need for rent, tenants, expenses and reports
- Optional owner National ID and KRA PIN, ready for upcoming tax features

Works while you sleep

A daily job marks overdue invoices, applies penalties, sends reminders and, at month-end, prepares next month's invoices and each property's reconciliation.

Private and secure

Each organisation's data is kept strictly separate, access is by role, and sensitive keys are hidden once saved. The books are written by the database itself, so they can't be skipped.

On your phone, anywhere

Nothing to install. Open it in any browser — on your laptop in the office or your phone on site — and it adapts to the screen.

GETTING STARTED

From sign-up to your first invoice in an afternoon.

No lengthy set-up project. Create your workspace, add what you manage, and KEJA starts working for you.

1

Create your workspace

Sign up, tell us whether you manage for others or for yourself, and your accounts, templates and rules are ready.

2

Add your properties & tenants

Enter properties, units, tenants and leases. Connect your Paybill, Till or bank so tenants can pay.

3

Let it run

Invoices, reminders, receipts and ledger entries flow automatically. You just review and decide.

Everything included, at a glance

- ✓ Properties, blocks & units
- ✓ Owner clients
- ✓ Tenants
- ✓ Leases & contracts
- ✓ Deposits
- ✓ Move-out reports
- ✓ Maintenance
- ✓ Rent invoices
- ✓ Meter readings
- ✓ Penalties
- ✓ Reminders
- ✓ M-Pesa Paybill & Till
- ✓ Bank payments
- ✓ Receipts
- ✓ Quotes
- ✓ Credit notes
- ✓ SMS & WhatsApp
- ✓ Message templates
- ✓ General ledger
- ✓ Expenses
- ✓ Commission
- ✓ Reconciliation
- ✓ Owner payouts
- ✓ Dashboard
- ✓ Reports
- ✓ Employees
- ✓ Payroll
- ✓ Equipment
- ✓ Stationery
- ✓ Multiple organisations
- ✓ Role-based access

WHY MOCODE LABS

Made here, for how business is really done here.

KEJA Enterprise comes from MoCode Labs, a team that builds custom ERP systems, AI automation and web platforms. It's built around shillings and M-Pesa, and because we build it ourselves, we can adapt it to the way *you* work — and you'll be talking to the people who made it.

LET'S TALK

Ready for property management that feels *lighter?*

Try the live demo any time — or, if you'd like us to walk you through it with your own kind of properties in mind, reach out and we'll set up a friendly demo.

Try the live demo: keja-enterprise.vercel.app

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