QUOVEC™

LEASE IQ

Your AI Leasing Director

Your entire lease portfolio — read, audited, benchmarked, and defended. In one command center.

Your lease portfolio in your pocket.

EXECUTIVE OVERVIEW

The lease line item, finally under your control.

For most operators, occupancy is the second-largest expense after payroll — and the least policed. Landlords reconcile CAM, escalate base rent, and set renewal and holdover terms that quietly drift in their favor, year after year. Quovec™ Lease IQ reads every lease you own, audits every charge against the lease's own terms, benchmarks your rent to the live market, and hands you the leverage — with the clause-level receipts to back it.

It is built for the person who signs the checks: upload your portfolio once, and each lease is read, audited, and filed in a single command center you can open at any time — and every actionable finding arrives with a landlord-ready letter already drafted for your approval.

ONE COMMAND CENTER

Every lease in one place — your Lease Hub

Every lease you upload is filed, numbered, and one click from its complete report. Your Portfolio shows each location with its expiration, the exact date to send a renewal or non-renewal notice, pro-rata share, open negotiation opportunities, and the dollars in play — at a glance. The headline figures are clickable, so any number drills straight into its detail for an in-depth review.

THE DOCUMENT VAULT

Every document kept, and always open for review

Every lease, amendment, CAM statement and landlord letter is filed in one place, organized by location and category — leases & amendments, NNN/CAM reconciliations and invoices, estoppels, correspondence, and every report Quovec generates. **The original file stays available for download at any time**, so the document a lender, franchisor or buyer asks for is one click away.

UPLOAD ONCE, AUDIT EVERYTHING

Drop a single lease — or your whole portfolio

In the Upload hub, group each lease's base document together with its amendments; the platform reads them as one lease and runs the full assessment automatically. There is no limit on how many leases you upload at once — add a card per lease for your entire portfolio and submit them together. They process efficiently in the background, a few at a time, and each completed audit files itself in your Lease Hub. A live queue shows every lease move from queued to processing to ready, with each part of the assessment checking off as it completes.

THE LETTERS, WRITTEN FOR YOU

Every finding comes with the demand already drafted

The difference between a report and a result is the letter — and most platforms stop at the report. Quovec™ Lease IQ writes the landlord-ready correspondence for you the moment it finds something worth acting on.

Boardroom-ready. Held for your signature. Never sent without you.

When the audit finds an issue, it drafts the exact letter to the landlord — in correspondence to the language in your lease, quoting the governing clause and the dollars — in language fit for the boardroom. Every draft waits in Approvals for your one-click sign-off. The platform ingests and audits; **you decide what leaves the building, and when.** Three of the drafts it prepares automatically:

- **Rent-overage letters** — a corrected-rent demand when a base-rent escalation is billed above what the lease's clause allows.
- **CAM / NNN recovery letters** — a reconciliation demand for charges billed above the lease's caps, exclusions, or pro-rata share.
- **Rent-reduction & renewal letters** — a market-grounded request to reset rent toward market, or to lock a below-market rate with a blend-and-extend.

BUILT FOR THE BOARDROOM

Security, isolation, and control

Quovec™ Lease IQ is enterprise software. Each organization's data is fully isolated — you see only your leases. Sensitive financial figures are encrypted at rest, and every finding is written to a tamper-evident audit trail. Most important: **nothing is ever sent to a landlord without your explicit approval.** Every letter or demand the system drafts is held for your sign-off in Approvals — the platform ingests and audits; you decide what leaves the building.

THE ASSESSMENT

What runs on every lease — automatically

Each lease is put through the complete suite. Every finding is grounded in the lease's own language — never a guess.

CAM / NNN reconciliation

Recomputes what the landlord billed against the lease's own caps, exclusions and pro-rata share, and flags recoverable overcharges — with the clause basis for each.

Rent-escalation audit

Checks every increase against the escalation clause — fixed, stepped or index-based — and catches an over-bump before the payment goes out.

Fair market rent

Benchmarks your rent against current market comparables, adjusts each comp to your space, and reconciles a defensible market rate — shown in a full adjustment breakdown.

Opportunities & tactics

Every negotiation lever, grounded in your lease's exact language, with a plain-English tactic and the dollar exposure quantified.

Critical dates

Never miss an option, renewal or notice deadline — the precise date to send notice is tracked for every lease.

Holdover exposure

Quantifies the cost of staying past expiry, so a missed deadline never becomes a premium-rent penalty.

Percentage rent (retail)

Verifies the sales breakpoint and overage rent against your reported sales — the retail check almost no one runs.

Lease accounting

A default ASC 842 right-of-use schedule from your lease terms, ready to hand to your controller.

Repair & maintenance

A clear responsibility matrix — who owes what, by category — grounded on the repair and surrender clauses.

FMV Comparable Rent Listings Report

A branded, shareable comparable-rent report per location, with the subject and every comp side by side and the adjustment grid shown in full.

HOW IT WORKS

Three steps, start to leverage.

1 · Upload	Open the Upload hub, add a card for each lease with its base document and amendments, and submit — as many leases as you like at once.
2 · Review	Each completed lease files itself in your Portfolio (the Lease Hub). Click any lease for its full report across every tab, and open the Document Vault for the original files.
3 · Act	Open Opportunities & Tactics for your leverage; approve any landlord communication in Approvals when — and only when — you're ready.

Quovec™ Lease IQ provides informational lease analysis and is not legal advice or a formal appraisal. The FMV Comparable Rent Listings Report measures market rent ($/SF/yr) for comparable space — not the sale value of the real estate. Findings are grounded on the documents you provide; verify comparable listings and clause language against your executed lease before acting.