

Unitops

Self-storage operations software for independent operators who want to keep their processor, gate, marketplace listings, and compliance discipline under their own control.

WEDGE PROMISE

BYO Stripe. Your own gate. Your own marketplace listings. State-specific delinquency automation.

Unitops replaces the Storable-stack dependency pattern with an operator-owned operating system: immutable billing ledger, per-state lien workflow, tenant portal, migration pipeline, communications evidence, gate sync, and accounting exports.

1-20

FACILITY OPERATORS

BYO

MERCHANT ACCOUNT

6

LAUNCH-STATE POLICIES

0

CAPTIVE MARKETPLACES

OPERATOR PAIN

Why teams switch

- Captive processor pressure and avoidable card fees.
- Migration exports that strand autopay tokens.
- Lien timelines handled by manual calendars and generic notices.
- Gate and listing integrations controlled by the PMS vendor.

PRODUCT

What ships

- Operator console for facilities, units, tenants, leases, billing, delinquency, communications, settings.
- Tenant portal with password access, balance view, one-off pay, and autopay enrollment.
- Postmark, Twilio, GHCR, Kamal, and Vultr deployment path.

COMPLIANCE

What gets audited

- Immutable cents-based ledger.
- Tempo-backed billing and notice intervals.
- State policy snapshots for TX, CA, FL, NY, AZ, CO.
- Operator-approved AI drafts only. No auto-send path.

The day-one design-partner workflow

1

Import storEDGE, SiteLink, or Easy CSV artifacts move through candidate validation and reconciliation before commit.

2

Operate Staff manage units, leases, charges, payments, refunds, waivers, action items, and tenant communication.

3

Collect Tenant portal re-enrolls autopay through the operator's merchant provider. Unitops does not become the processor.

4

Comply Delinquency actions, notices, access suspension, and auction eligibility follow the configured state policy.

What Unitops is not

- Not a captive payment processor.
- Not a marketplace that owns the operator's listings.
- Not a website builder.
- Not bundled tenant insurance with revenue share.
- Not multi-entity corporate accounting.
- Not a call-center product.

Launch posture

Hosting: Vultr VPS, Kamal 2 deploys, GHCR image registry, Postgres accessory, release-published production gate.

Domains: placeholders are `unitops.example.com` and `mail.unitops.example.com` until the operator swaps real DNS.

Best fit: independent operators in TX, CA, FL, NY, AZ, or CO with 1-20 facilities and a switching trigger around processor control, migration, or lien compliance.

Design partner ask

Bring one facility, real historic CSV exports, current delinquency policy, payment-provider credentials, gate vendor details, and one staff member who can validate daily operator workflows. Unitops brings the migration runbook, staging environment, tenant portal, and state-policy test oracle.

Unitops is built by Xuku LLC. Product scope follows the year-one wedge: rented unit-month correctness from move-in through billing, access, delinquency, communication, and move-out.