RATE CARD · EFFECTIVE SEPTEMBER 2026

MFY Pricing for Communities

One price per community, with every feature included at every size — no tiers, no modules, no per-feature upsells. No setup fee, no contract required — published in full, right here. (Managing multiple associations? Ask for the Management Company rate card.)

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The HOA & Condo Community Platform

HOA Community Platform

For self-managed HOAs, COAs, and boards working with or without a management company. Governance, accounting, violations, ARC review, meetings & voting, the AI document assistant, and the compliance calendar — all included at every home count.

HOMES IN THE BAND	ANNUAL COMMITMENT	MONTH-TO-MONTH
First 100 homes	$1.19 / home / mo	$1.49 / home / mo
Homes 101–250	$1.00 / home / mo	$1.25 / home / mo
Homes 251–500	$0.76 / home / mo	$0.95 / home / mo
Homes 501 and above	$0.52 / home / mo	$0.65 / home / mo
Minimum monthly price	**$39 / month**	**$49 / month**
Maximum monthly price	**$559 / month**	**$699 / month**

How the bands work: pricing is graduated, the way tax brackets work — your community pays the first-band rate on its first 100 homes, the second-band rate on the next 150, and so on.

Every feature, at every size — one price

NO TIERS · NO MODULES · NO ADD-ONS

GOVERNANCE & COMPLIANCE

- Meetings, agendas & minutes
- Recorded voting, quorum & proxies
- ARC applications & review clock
- Violations: notice → cure → hearing
- Statutory compliance calendar
- Official records requests
- Full audit trail

MONEY & OPERATIONS

- Fund-aware accounting ledger
- Dues, autopay, card, ACH & wallet
- 8 charge kinds & billing
- Monthly board-packet PDF
- Service requests with SLA timers
- Amenity booking & deposits
- Roster, property & permissions

RESIDENTS & AI

- Native iOS & Android apps
- Community feed & announcements
- Document library with full-text search
- “Ask the Documents” AI with citations
- AI meeting agent & chat summaries
- Marketplace & classifieds
- Address-verified resident access

A 25-home self-managed board runs on **exactly the same platform** as a 500-home association. Nothing above is sold separately, gated behind a higher tier, or unlocked by a bigger contract — the only thing that changes with size is the per-home rate, and it goes **down**.

Payment Processing

Passed through at Stripe's published rates. No platform markup, no per-bank-account fee. Your board chooses whether to absorb the fee or pass it through to residents, per payment method.

METHOD	RATE
Bank transfer (ACH)	0.8% + $0.30 per payment
Credit / debit card	3% + $0.50 per payment

Pricing Examples

Annual-commitment rate, assuming $100/month dues per home, paid 80% by ACH and 20% by card. Each example is worked line by line on the next page.

HOMES	SUBSCRIPTION / YR	PROCESSING / YR	TOTAL / YR
25 homes	$468	$474	$942 (~$79/mo)
50 homes	$714	$948	$1,662 (~$139/mo)
100 homes	$1,428	$1,896	$3,324 (~$277/mo)
250 homes	$3,228	$4,740	$7,968 (~$664/mo)

Standing Terms

- **All features included, at every size.** No tiers to upgrade to and no modules sold separately.
- **No setup fee.** Self-serve onboarding, typically under an hour.
- **No minimum community size.** The $39 monthly floor exists so a small community is never priced out.
- **Cancel any time on month-to-month.** Annual commitments receive the discounted rate above.
- **Written data-export guarantee.** Full export in an open format if you ever leave.

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Pricing Examples, Worked

Every figure on this page is the rate card on Page 1, applied step by step — so a board can reproduce the arithmetic before it votes.

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Shared assumptions for all four examples: annual-commitment pricing · dues of $100 per home per month · 80% of residents pay by bank transfer (ACH), 20% by card. Per payment, that's **$1.10** by ACH (0.8% of $100, plus $0.30) and **$3.50** by card (3% of $100, plus $0.50). Across a year, processing works out to **$18.96 per home** at any community size — that number is per-home, so it scales in a straight line while the subscription rate falls.

25 homes

$942 / yr · ~$79/mo · $3.14 per home/mo

Subscription	25 × $1.19 = $29.75/mo — below the floor, so the **$39/mo minimum applies**. $39 × 12	$468
Processing	25 × $18.96 per home/yr	$474
Total	**On $30,000 of dues collected — 3.14% all-in**	**$942**

What's happening here: this is the only size of the four where the floor binds. A 25-home community pays $9.25/month more than its per-home rate alone would suggest — the trade for there being no minimum community size at all. Put differently, the smallest communities pay about $79/month for the same complete platform a 250-home association runs on.

50 homes

$1,662 / yr · ~$139/mo · $2.77 per home/mo

Subscription	50 × $1.19 = $59.50/mo — clears the $39 floor. $59.50 × 12	$714
Processing	50 × $18.96 per home/yr	$948
Total	**On $60,000 of dues collected — 2.77% all-in**	**$1,662**

What's happening here: the first size where the community pays purely on its own home count. Note that processing ($948) runs a third higher than subscription ($714) — at every size, the payment rail costs more than the software, which is why those rates are published at cost rather than marked up.

100 homes

$3,324 / yr · ~$277/mo · $2.77 per home/mo

Subscription	100 × $1.19 = $119/mo — the last home still inside the first band. $119 × 12	$1,428
Processing	100 × $18.96 per home/yr	$1,896
Total	**On $120,000 of dues collected — 2.77% all-in**	**$3,324**

What's happening here: exactly double the 50-home community, at an identical $2.77 per home per month, because both sit entirely within the first band. The 101st home is the first one billed at $1.00 rather than $1.19 — and it does **not** reprice the first 100. There is no cliff to plan around.

250 homes

$7,968 / yr · ~$664/mo · $2.66 per home/mo

Subscription	First 100 × $1.19 = $119.00 + next 150 × $1.00 = $150.00 = $269/mo. $269 × 12	$3,228
Processing	250 × $18.96 per home/yr	$4,740
Total	**On $300,000 of dues collected — 2.66% all-in**	**$7,968**

What's happening here: the graduated structure doing its job. A flat $1.19 across all 250 homes would bill $297.50/month; the second band brings that to $269 — a **$342/year saving** that arrives automatically, with nothing to negotiate and no tier to upgrade to. Every feature is the same one a 25-home community gets.

Reading across the four: all-in cost per home falls from $3.14 to $2.66 per month as a community grows, while **the feature set stays identical at every one of them** — nothing is gated behind size, and no example above is missing a capability another one has. Month-to-month pricing runs about 25% higher on the subscription line only; processing rates are the same either way.