

FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

OMB APPROVAL	
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Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person WINN STEPHEN T			2. Issuer Name and Ticker or Trading Symbol RealPage, Inc. [RP]			5. Relationship of Reporting Person(s) to Issuer (Check all applicable) <input checked="" type="checkbox"/> Director <input checked="" type="checkbox"/> 10% Owner <input checked="" type="checkbox"/> Officer (give title below) <input type="checkbox"/> Other (specify below) Chairman & CEO		
(Last)	(First)	(Middle)	3. Date of Earliest Transaction (Month/Day/Year) 12/28/2020					
2201 LAKESIDE BLVD.								
(Street)			4. If Amendment, Date Original Filed(Month/Day/Year)			6. Individual or Joint/Group Filing(Check Applicable Line) <input checked="" type="checkbox"/> Form filed by One Reporting Person <input type="checkbox"/> Form filed by More than One Reporting Person		
RICHARDSON, TX 75082								
(City)	(State)	(Zip)	Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned					

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)		4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)			5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
			Code	V	Amount	(A) or (D)	Price			
Common Stock	12/28/2020		M		75,000	A	\$ 24.03	1,494,700	D	
Common Stock	12/28/2020		M		100,000	A	\$ 20.01	1,594,700	D	
Common Stock	12/28/2020		M		100,000	A	\$ 21.6	1,694,700	D	
Common Stock	12/29/2020		G		200,000 <u>(1)</u>	D	\$ 0	1,494,700	D	
Common Stock								5,804,587	I	By Seren Capital, Ltd. <u>(2)</u>
Common Stock								3,000,000	I	By Seren Capital II, Ltd. <u>(3)</u>

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

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Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)				5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)		6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Underlying Securities (Instr. 3 and 4)		8. Price of Derivative Security (Instr. 5)	9. Number of Derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)	10. Ownership Form of Derivative Security: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)
				Code	V	(A)	(D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares						
Employee Stock Options (Right to Buy)	\$ 24.03	12/28/2020		M			75,000	04/01/2011 <u>(4)</u>	03/01/2021	Common Stock	75,000	\$ 0	0	D			
Employee Stock Options (Right to Buy)	\$ 20.01	12/28/2020		M			100,000	04/01/2012 <u>(5)</u>	02/22/2022	Common Stock	100,000	\$ 0	0	D			

Employee Stock Options (Right to Buy)	\$ 21.6	12/28/2020		M			100,000	04/01/2013 ⁽⁶⁾	02/25/2023	Common Stock	100,000	\$ 0	0	D
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Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
WINN STEPHEN T 2201 LAKESIDE BLVD. RICHARDSON, TX 75082	X	X	Chairman & CEO	

Signatures

/s/ Stephen T. Winn	12/30/2020
<small>**Signature of Reporting Person</small>	<small>Date</small>

Explanation of Responses:

* If the form is filed by more than one reporting person, *see* Instruction 4(b)(v).

** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. *See* 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

(1) The reporting person is transferring 200,000 shares of RealPage, Inc. common stock as a gift to the Winn Family Foundation, Inc., a 501(c)(3) charitable foundation.

The reporting person is the sole manager and president of Seren Capital Management, L.L.C., which is the general partner of the partnership that directly owns the reported securities. The reporting person disclaims beneficial ownership of the securities reported except to the extent of his pecuniary interest, and the inclusion of these securities in this report shall not be deemed an admission of beneficial ownership of all the reported securities for purposes of Section 16 or for any other purpose.

(2) The reporting person is the sole manager and president of Seren Capital Management II, L.L.C., which is the general partner of the partnership, Seren Capital II, Ltd., that directly owns the reported securities. The reporting person disclaims beneficial ownership of the securities reported except to the extent of his pecuniary interest, and the inclusion of these securities in this report shall not be deemed an admission of beneficial ownership of all the reported securities for purposes of Section 16 or for any other purpose.

(3) 5% of the shares subject to the option vest and become exercisable on the first day of each calendar quarter for 15 consecutive quarters beginning on April 1, 2011 and 25% of the shares subject to the option vest and become exercisable on the first day of the next following calendar quarter.

(4) 5% of the shares subject to the option vest and become exercisable on the first day of each calendar quarter for 15 consecutive quarters beginning on April 1, 2012 and 25% of the shares subject to the option vest and become exercisable on the first day of the next following calendar quarter.

(5) 5% of the shares subject to the option vest and become exercisable on the first day of each calendar quarter for 15 consecutive quarters beginning on April 1, 2013 and 25% of the shares subject to the option vest and become exercisable on the first day of the next following calendar quarter.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure.

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