

Rental Property Management Software

Promas rental software has many features. This list provides a summary of the most important features.

Windows 98, NT, 2000, XP, Vista, Windows 7 and network compatible Fully integrated double entry accounting functions: general ledger, accounts payable, accounts receivable; simultaneous cash, accrual and modified cash reporting

MICR check printing; electronic filing for 1099's Multiple bank, checking accounts; escrow accounting; bank statement Late fees based on % of rent charges; fixed amount; % of rent plus fixed amount; per day \$ amount Fee based managers - management ledger; split late fees, discounts with owner; management fees by unit on collected rent, fixed amount, % plus fixed amount; vacant unit fee; automatic management fees on any charge; expected fees and actual fees reports Owner statement - publish to internet, scheduled based on distribution check; print on distribution check stub; print for any period; construct layout for each owner; alternate and third party address Owner checks - by % of ownership; reserve amount by owner; send to alternate, third party addresses; scheduled by owner, electronic payment by ACH. Security deposit - automatic interest calculation; release partial amounts; multiple bank accounts; move out statement; escrow payments to vendors Letters - custom design; multiple notices per tenant; profile, balance information insertion into letter; multiple page; send to any subset of owners, tenants, vendors, export to Word. Help - on-line context sensitive; procedures covering common situations; field and form level help; word, topic search Tracks - inspections due, service contracts; insurance policies, warranties, vendor insurance expirations, lease expirations, move-in, move-out appointments and many more Notes - by owner, unit, tenant, manager; scheduled or one time; append-to owner statement; generate a reminder Tenant - separate accounting; current, future, past tenants concurrently active; multiple tenants per unit; prepayment processing; emergency information; statement printing; sales tax calculations. History transactions - multiyear tenant, ledger (owner, partnership, unit), bank, check, invoice; receipt; filter, edit, void, reverse, NSF posted transactions Bank - balance breakdown by owner; reconciliation by account; deposit slip posting; bank to bank transfers; edit deposits; check and deposit history Invoices - enter into a holding file; pay when due; auto convert from work orders; multiple line items; specify dated discounts; add vendor on the fly; bill to units; autocharge tenant portion; withhold unpaid amount from owner distribution Charges - automatic rent and receiving; pro-rates on move-in; multiple line items per charge; easily reversed or voided; new charges while posting receipts and releasing deposits. Receipts - distribute per preset priority; apply open credits; print receipt form; post prepayments; add new charges; edit unpaid charges. Reports - more than 200; selectable date ranges, sort orders; restrict to, limit to, based on balance subsets; export to other applications; preview on screen; consolidate financial reports Work orders - print or email vendor; status tracking through life cycle; vendor evaluation section; import into invoices; hold back from owner distribution; asset tracking and reporting. More Features. Advantages. Snapshots.