



Web-Based, ASP Hosted, Enterprise Class
Property Management Software



HUD Section 8

Management Abilities

Dear Property Manager,

Property management software is becoming more and more complicated and loaded with more features than ever before. Chances are you are using or have seen software that has a complicated and confusing interface crammed with icons, tabs, buttons, dropdowns, shortcuts, etc. You must see the MultiSite interface we can lower your training and support costs dramatically.

We have all the features that you would expect from an Enterprise Software Management System. After you see our interface you will realize that other software is just piling more icons when they add features or are forced to completely change their interface when the screen gets so full of stuff that they just can't fit anything else on the screen. This adds to re-training costs and mistakes. Does your software fit into this category? Please come and see our simple interface and why training and technical support bills will be lower than ever.

MultiSite Screen Designers listened and watched users doing their work. We found that people relate to a software interface differently than software designers. With our interface:

- Users can perform most actions with one or two mouse clicks or keyboard actions.
- Our users require much less training than our competitors.
- Our screens and forms are designed by the requirements of the task not the screen real estate.
- Users learn quickly and can do their job more efficiently.

Our designers also listened to our customers who efficiently carve up management tasks between central office and scattered properties. A single owner/manager does everything. A larger management company might split out functions that can lower overall costs by central office data entry clerks. You can now mix and match a combination of central office and site work on a property-by-property basis. Our combination of Modules and Task Groups allow superior flexibility and lower overall management costs.

Sincerely,



Brent Lawrence
MultiSite Systems, LLC

COMPANY OVERVIEW

MultiSite Systems, LLC is based in Jamestown, North Carolina. Our company began in 1995 as a partnership with a large property management company in Greensboro, North Carolina. In 2005 MultiSite has gained the shares of that management company and are independently owned and operated.

We knew we needed software that could manage multi-family, conventional, Affordable Housing, Rural Development RD515, HUD Section 8, diverse Tax Credit, HOI and commercial properties. We designed our product from the ground up to manage the broad spectrum of properties in their diverse portfolio.

Our product started as a central management tool. The central office performed the AP, Cash Management, GL, Compliance and Tenant account receivables while the sites kept the properties maintained and occupied. This style of management provides many economies of scale that make it attractive for larger companies. Training of site personnel is also easier because site managers are not required to learn property management software or become part-time accountants.

As MultiSite Systems grew, customer demand transformed MultiSite into a site based management solution, as well. Today, our system is a flexible tool that can manage a diversity of properties, from sites to central managed offices. In response to your needs, we have adapted it to almost any combination of site based and central management styles.

MultiSite hosts our software in one or more secure datacenters easily available to you via the Internet pipeline or other communication delivery systems. We take care of the security, backup and application upgrades so you can do what you do best. Your data is stored in a MSSQL database and automatically incrementally backed up every 15 minutes. You can access your data 24/7 with any computer with an Internet connection. We contract on a subscription basis and we will never ask for an upgrade fee. We know computers and you know Property Management and that is a good relationship.

KEY BENEFITS FOR PROJECT BASED SECTION 8

- HUD Management control from beginning to end.
 - One fully integrated software means one data entry and complete view and control across your managed properties.
 - Supports “Mixed Bag” of subsidized and non-subsidized properties. Mix and match subsidized, conventional housing, and commercial properties. Yes you can even mix commercial units on your subsidized properties.
 - Mass Gross Rent Changes.
 - Enter 50059 certifications that update other subsidy type TIC’s.
 - Build 202C HAP, Special Claims, Misc Adjustments and transmit via iMAX.
 - Over 1,700 reports and letters available as well as your custom letters and reports means you can standardize all your correspondence. User reports are set by your security settings.
 - Integrated AP, Maintenance & HUD Chart of Accounts for audit tracking your budget expenditures.
 - Tracking begins at the Traffic/Prospect to Applicant to Tenant Move outs.
 - Wait lists maintained automatically.
 - Applicant Pre-Certifications.
 - All document types: leases, mail merged letters and blank Verification forms.
 - Restrictions and Unit Types managed according to security rights.
 - Public or Local Housing Vouchers fully supported.
- 50059 Data Entry
 - One screen data entry for HUD SEC 8, RAP & PRAC, Housing Authority, TC Section 42 LIHTC, USDA Section 515 and HOME Tenant Income Certifications. Users do not have to drill down to Properties, Units, and tenants then household members to enter Assets, Incomes and Expenses. The TIC’s are entered on one screen. Enter the primary TIC and all other TIC’s are generated automatically.
 - Full Crosschecking for all affordable types. Enter one TIC and any other affordable program TIC’s are automatically tested and created and available to print.
- HUD Reporting
 - Next Cert Dates
 - 30-60-90-120 day notices printed in mass.
 - Tenant Subsidized Statistics
 - Waiting List.
 - Excess Income
 - HUD 50059 Sec 8, 202 & 811 PRAC, RAP, Sec 236, Mixed eligibility provisions. Annual Notice and all other HUD related forms.

MultiSite has everything the owner, central office, regional managers and property managers need to visually and tactically keep your properties in compliance with most subsidized and non-subsidized programs. Call us today for more information or a live demo.

SCREEN VIEWS

Current Certifications

Unit	Lessee	Eff Date	Next 59	L6a	L6b	TTP	Rent	Utility	Assistance	Trans	Marked for	Base Line
23-01A	ALFREDIA	01/01/2009	10/01/2009	0	3	\$181.00	\$125.00	\$0.00	\$376.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23-01B	SHELLI GICA	03/01/2009	03/01/2010	4	0	\$178.00	\$122.00	\$0.00	\$379.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23-01C	PEARLE ZIDE	01/01/2009	08/01/2009	0	3	\$253.00	\$197.00	\$0.00	\$304.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23-01D	BURCHESS	01/01/2009	10/01/2009	0	3	\$117.00	\$61.00	\$0.00	\$440.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Certification History

UnitID	Eff Date	L6 Action A	L6 Action B	T.Rent	Subsidy	U.Reimburse	Transmitted
23-01B	03/01/2006	1	0	\$126.00	\$361.00	\$0.00	<input checked="" type="checkbox"/>
23-01B	03/01/2007	4	0	\$132.00	\$355.00	\$0.00	<input checked="" type="checkbox"/>
23-01B	03/01/2008	4	0	\$136.00	\$351.00	\$0.00	<input checked="" type="checkbox"/>
23-01B	01/01/2009	0	3	\$131.00	\$370.00	\$0.00	<input checked="" type="checkbox"/>
23-01B	03/01/2009	4	0	\$122.00	\$379.00	\$0.00	<input checked="" type="checkbox"/>

Transmissions

Voucher Period	Date Stamp	Time Stamp	User ID	Path File Name
052009	04082009	162705	brent_ib	m:\MultiSite\HUD\TRACS\
052009	04082009	162649	brent_ib	m:\MultiSite\HUD\TRACS\
052009	03292009	094317	brent_ib	m:\MultiSite\HUD\TRACS\
042009	03122009	101137	brent_ib	m:\MultiSite\HUD\TRACS\
042009	03092009	103313	brent_ib	m:\MultiSite\HUD\TRACS\
042009	03092009	103257	brent_ib	m:\MultiSite\HUD\TRACS\
032009	02092009	152137	brent_ib	m:\MultiSite\HUD\TRACS\
032009	02092009	152023	brent_ib	m:\MultiSite\HUD\TRACS\
022009	01202009	151512	brent_ib	m:\MultiSite\HUD\TRACS\

Tenants in selected Transmission												
Unit	Lessee	Eff Date	Next 59	L6a	L6b	L7a	TTP	Rent	Utility	Assistance	Trans	BaseLine
23-05A	KELSIE	03/31/2009	01/01/2010	11	11	1	\$649.00	\$649.00	\$16.00	\$584.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23-05B	LOIS WOLFF	03/31/2009	08/01/2009	11	11	1	\$649.00	\$649.00	\$56.00	\$624.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23-05C	HANNELORE	05/01/2009	05/01/2010	4	0	1	\$377.00	\$296.00	\$0.00	\$272.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23-05D	MARGUERITE	05/01/2009	05/01/2010	4	0	1	\$95.00	\$14.00	\$0.00	\$554.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23-06A	BRYON DAVE	05/01/2009	12/01/2009	5	0	1	\$116.00	\$50.00	\$0.00	\$477.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23-06C	KESHIA FAZZIO	04/01/2009	04/01/2010	4	0	1	\$170.00	\$104.00	\$0.00	\$423.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23-06D	KARREN	04/06/2009	04/01/2010	1	0	1	\$205.00	\$139.00	\$0.00	\$388.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23-08C	CLARITA	05/01/2009	05/01/2010	4	0	1	\$170.00	\$104.00	\$0.00	\$423.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23-11C	CARDLINE	04/01/2009	04/01/2010	1	0	1	\$155.00	\$89.00	\$0.00	\$438.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>

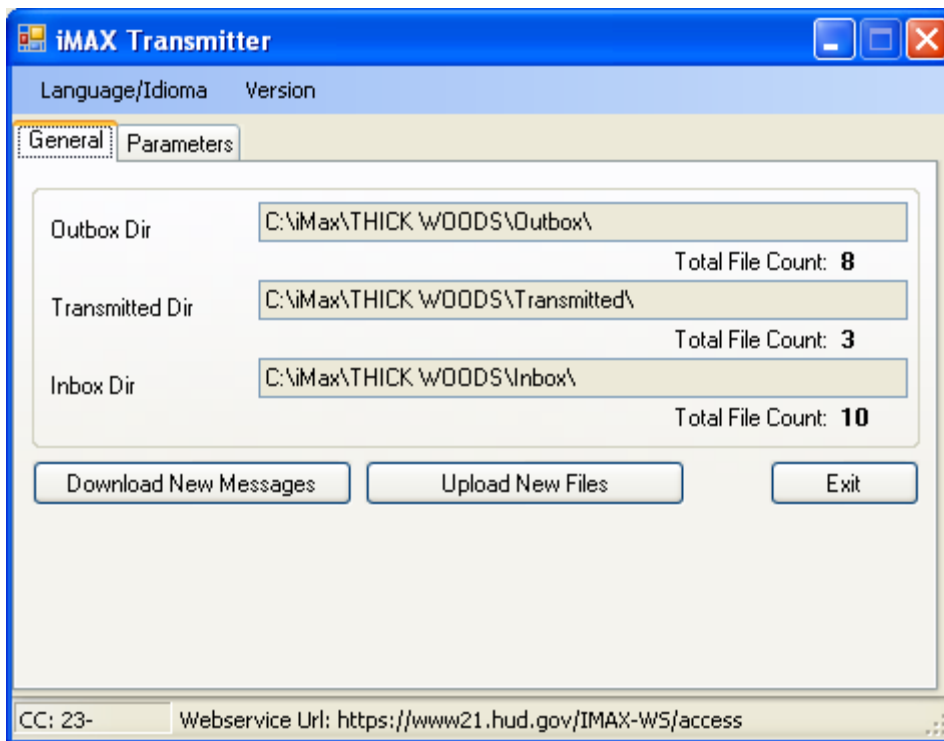
HAP Voucher History

Voucher Period	Units	L10.1 Amt Req	L10_2 Adj Req	L10_2 Amt Req	L10_5 TSubsidy	Marked for	Transmitted	Hud
052009	25	\$10,581.00	0	\$0.00	\$10,581.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
052009	31	\$11,898.00	0	\$0.00	\$11,898.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
042009	26	\$11,187.00	4	(\$369.00)	\$10,818.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
042009	30	\$11,307.00	1	\$627.00	\$11,934.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
032009	27	\$11,849.00	27	\$1,866.00	\$13,715.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
032009	29	\$10,780.00	30	\$1,998.00	\$12,778.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
022009	26	\$11,159.00	4	(\$253.00)	\$10,906.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
022009	29	\$10,210.00	1	\$175.00	\$10,485.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

52670A in selected Voucher

UnitID	Name	L10	L11a	L11b	L12a	L13	L14a Requested	Adjustment	Description
23-05C	SOLES, CANDACE				05/01/2010		\$272.00	<input type="checkbox"/>	23-05C Sec8 Subsidy
23-05D	LLOYD, MICHELE				05/01/2010		\$554.00	<input type="checkbox"/>	23-05D Sec8 Subsidy
23-06A	KINLAW, TAMMY				12/01/2009		\$477.00	<input type="checkbox"/>	23-06A Sec8 Subsidy
23-06B	MIDYETTE, AMBER				03/01/2010		\$427.00	<input type="checkbox"/>	23-06B Sec8 Subsidy
23-06C	BALDWIN, PATRICIA				04/01/2010		\$423.00	<input type="checkbox"/>	23-06C Sec8 Subsidy
23-08A	RIVERS, SHIRLEY				04/01/2010		\$209.00	<input type="checkbox"/>	23-08A Sec8 Subsidy
23-08B	BARNETT, DIANA				06/01/2009		\$513.00	<input type="checkbox"/>	23-08B Sec8 Subsidy
23-08C	SILVAS, BARBIE				05/01/2010		\$423.00	<input type="checkbox"/>	23-08C Sec8 Subsidy
23-08D	ASHER, BRITNEY				01/01/2010		\$524.00	<input type="checkbox"/>	23-08D Sec8 Subsidy

iMAX Transmitter



The iMAX transmitter is automated and only asks you to Upload or download new files. You can, alternatively, set to upload/download by date range. The form also can display multiple languages. You can view/print your Inbox, Outbox and Transmitted Boxes.

You can log directly on the to iMAX Secure Login from MultiSite.

On-Screen Data Entry Form (partial view)

13. Mbr. No.	14.a. Last Name of Family Member	14.b. First 8 Letters of First Name	14.c. M.I.	15. Relationship to Head of Household	16. Sex	17. Date of Birth	18. Age	Status Code
Head	ELLIS	TEODO	E	Head Of Household	M	08/04/1970	30	H
2	ELLIS	ADRIAN	L	CHILD DEPENDANT	M	08/21/1999	8	
3						01/01/2599	0	
4						01/01/2599	0	
5						01/01/2599	0	
6						01/01/2599	0	
7						01/01/2599	0	
8						01/01/2599	0	
9						01/01/2599	0	

13. Mbr. No.	20. Social Security Number or Alien Registration Number	21. Elig. Code	Race	Ethnicity	24. a. Number of Family Members
Head	111-22-3333	A	EC	W	2
2	111-22-3333	A	EC		
3	- -	A	EC		
4	- -	A	EC		
5	- -	A	EC		
6	- -	A	EC		
7	- -	A	EC		
8	- -	A	EC		
9	- -	A	EC		

24. a. Number of Family Members		2
Expected Family Size Addition:		
Adoption		0
Pregnancy		0
Foster Children		0
24. b. Number of Foster Children and Live-In Attendants		0
25. Number of Dependents		1

PART III - NET FAMILY ASSETS AND INCOME (Read instructions before completing this chart)				PART IV - ALLOWANCES AND ADJUSTED INCOME		PART VI - FAMILY RENT and SUBSIDY INFORMATION (See Instructions)			
26. a. Type of Assets	26. b. C or I	26. c. Cash Value of Assets	26. d. Actual Yearly Income from Assets	36. Allowance for Dependents (Item 25 x \$480)	\$ 480	47. WELFARE RENT	\$ 0		
		0	0	37. Child Care Allowance	\$ 0	48. HCDA percentage (leave blank if BMR)	29% <input type="checkbox"/> 30% <input checked="" type="checkbox"/>		
		0	0	38. 3% of Annual Income (.03 x Item 31)	\$ 229	49. HUD-50059 Worksheet used (See Instructions)	E		
		0	0	38.a. Total Handicapped Assistance Expenses...	\$ 0	50. TOTAL TENANT PAYMENT (TR)	\$ 169		
		0	0	39.b. Allowance for Handicap Assistance (See Instructions)	\$ 0	51. TENANT RENT	\$ 113		
TOTALS									
IF the Total in Column 26.c. exceeds \$5,000, complete Item 27. Otherwise, enter "N.A." in Item 27 AND GO TO Item 28.				40.a. Total Medical Expenses (Elderly Households Only)	\$ 0	52. UTILITY REIMBURSEMENT	\$ 0		
27. IMPOVED INCOME FROM ASSETS: Enter the HUD-approved Passbook Rate here and multiply the Total in Item 26.c. by that rate.				40.b. Allowance for Medical Expenses (see instructions)	\$ 0	53. ASSISTANCE PAYMENT (line 46 minus line 50)	\$ 388		
28. INCOME (USE ANNUAL AMOUNTS) (Read instructions before completing this Chart).				41. Elderly Household Allowance (see instructions)	\$ 400	54. Percentage of Adjusted Income Charged	30%		
38. Mbr. Yo.	28.a. Care Code	28.b. Employment or Business	28.c. Social security, Pensions, etc.	28.d. Public Assistance	28.e. Other Income	42. Total Allowances (Add lines 36, 37, 39b, 40b and 41)	\$ 880	55. Did the 1983 HUDRA Rent Limitations affect the Tenant's Rent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		0	7644	0	0	43. ADJUSTED INCOME	\$ 674		

This form is easy for users to fill out because you enter data directly into a computer version of the actual form layout. All calculations except entry of income and assets are done for the user. Recertification's can be entered very, very quickly.

Transmission History

C Code	Apart Name	User
6-	Cool Apartments	brentdemo
51-	Dizzy Duke Apartments	brentdemo
27-	The Palms	brentdemo
12-	Hilltop Apartments	brentdemo
7-	Still Spring Apartments	brentdemo
28-	The Hitchin Post	brentdemo
14-	Age Old Apartments	brentdemo
37-	Brents Apartments	brentdemo
23-	Thick Woods	brentdemo
38-	Top Of The Mark	brentdemo
22-	Winter Apartments	brentdemo
24-	Pages Apartments	brentdemo
52-	The Bats	brentdemo
30-	Your Place Apartments	brentdemo
7-	Still Spring Apartments	brentdemo
7-	Still Spring Apartments	brentdemo
7-	Still Spring Apartments	brentdemo
7-	Still Spring Apartments	brentdemo
▶ 18-	Lakeview Apartments	brentdemo

Transmit Cert Details							
UnitID	RD Unit #	Eff Date	Cert Type	Full Name	Confirmed	User	
18-109	109	01/01/2009	R	Martin, Linda	<input checked="" type="checkbox"/>	brentdemo	
18-108	108	01/01/2009	R	SONKIN, CHI	<input checked="" type="checkbox"/>	brentdemo	

We have a lot more to show you, please contact us today for information or a painless online demonstration.

FINAL NOTE:

For your convenience we have tried to limit the information in this paper. By limiting the scope of each information paper we are able to display large readable screenshots and with a minimum number of pages for you to print out. We also provide information papers regarding our integrated abilities for other affordable housing, conventional and commercial properties and mixed properties.

Thank you for giving us this opportunity to show off our HUD Project based Abilities.