



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



RD-515

**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, 202 & 811 PRAC, RAP, 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 SECTION 515

- RD-515 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.
 - Enter 3560-8 certifications, 3560-8 Project Budgets.
 - Project Worksheet 3560-29 and Mortgage tracking for Notice of Payment Due.
 - Assign or Un-Assign RA slots.
 - MINC Industry Interface supported. Central Office compliance can manage compliance and transmit for all properties or manage at regional or local property.
 - 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 & 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 the necessary mail merged and blank Verification forms.
 - Restrictions and Unit Types managed according to security rights.
- RD 3560-8 Data Entry or built from other TIC's
 - One screen data entry for HUD SEC 8 & 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.
- RD Reporting
 - RD Project Worksheet 3560-29. Can be re-printed for historical dates.
 - 3560 Payment Due report builds automatically from Mortgages.
 - 30-60-90 Notices can be customized and printed in mass.
 - Waiting List.
 - 3560-7 Budget Report, with on screen building and editing.
 - 3560-7 detail printout by line items for auditing purposes.
 - Next Cert Dates.

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	Full Name	Eff Date	Next Cert	Cert Type	TC	UA	US	Trans	Marked for
▶ 7-01A	GALE ? KUBIS	09/01/2008	09/01/2008	R	\$0.00	\$83.00	\$24.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7-01B	JOHNNY N	10/01/2008	10/01/2009	R	\$70.00	\$83.00	\$0.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7-01D	GARFIELD R JOEL	04/01/2009	07/01/2009	R	\$36.00	\$83.00	\$0.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7-02A	ERNIE W	08/01/2008	08/01/2009	R	\$103.00	\$83.00	\$0.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7-02B	TYRON K	03/01/2009	06/01/2009	R	\$197.00	\$83.00	\$0.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7-02C	SACHA C BOOK	07/01/2008	07/01/2009	I	\$1.00	\$83.00	\$0.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7-02D	DELICIE W	08/01/2008	08/01/2009	R	\$340.00	\$83.00	\$0.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7-03A	JEANMARIE S	04/01/2009	01/01/2010	R	\$0.00	\$83.00	\$24.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7-03B	MAEGAN D	12/01/2008	12/01/2009	R	\$445.00	\$83.00	\$0.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7-03C	HIRAM ? ZIPPE	08/01/2008	08/01/2009	R	\$115.00	\$83.00	\$0.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7-04A	DANILO ?	08/01/2008	08/01/2009	R	\$104.00	\$83.00	\$0.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7-04B	LICHAK J	02/01/2009	02/01/2010	R	\$151.00	\$83.00	\$0.00	<input type="checkbox"/>	<input type="checkbox"/>
7-04C	MICHAELA L WINT	10/01/2008	10/01/2009	R	\$104.00	\$83.00	\$0.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7-04D	KRIIMBHOLI Z J	05/01/2008	05/01/2010	R	\$359.00	\$83.00	\$0.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Certification History

Eff Date	Cert Type	Unit Type	Unit ID	Util Allow	NTC	Transfer To Unit	RA EffDate
09/01/2001	R	3BR	7-10C	\$83.00	\$178.00		01/01/2599
09/01/2002	R	3BR	7-10C	\$89.00	\$178.00		01/01/2599
10/01/2002	T	2BR	7-10C	\$78.00	\$156.00	01A	01/01/2599
09/01/2003	R	2BR	7-01A	\$87.00	\$174.00		01/01/2599
▶ 09/01/2004	R	2BR	7-01A	\$87.00	\$174.00	?	01/01/2599
09/01/2005	R	2BR	7-01A	\$87.00	\$174.00		01/01/2599
09/01/2006	R	2BR	7-01A	\$77.00	\$154.00		01/01/2599
10/01/2006	R	2BR	7-01A	\$77.00	\$154.00		01/01/2599
09/01/2007	R	2BR	7-01A	\$77.00	\$154.00		01/01/2599
11/01/2007	R	2BR	7-01A	\$77.00	\$154.00		01/01/2599
09/01/2008	R	2BR	7-01A	\$77.00	\$154.00		01/01/2599

On-Screen Data Entry Form (partial view)

USDA - RURAL HOUSING SERVICE
TENANT CERTIFICATION

PART I - PROJECT AND UNIT IDENTIFICATION

1. Effective Date: 09/01/2008

Project Name: Old Spring Apartments | Project ID: 561312816 | Unit: 2BR | Floor: 01A

Initial Certification | ReCertification | Other

PART II - TENANT HOUSEHOLD INFORMATION

6. Tenant Subsidy Code (enter code): 2

11. Minor, Disabled, HCP or FT Student: N | 12. Elderly, Disabled or Handicapped: N

7. SSN: 244-29-5669 | 8. Household Member Name (Last, First and MI): KUBIS, GALE | 9. Sex: F | 10. DOB: 04/18/1962 | Relation: H | R: B | E: N | SRC: E

7. SSN	8. Household Member Name (Last, First and MI)	9. Sex	10. DOB	Relation	R	E	SRC	11. Minor, Disabled, HCP or FT Student	12. Elderly, Disabled or Handicapped
244-29-5669	KUBIS, GALE	F	04/18/1962	H	B	N	E	N	N
238-77-1455	CURRY, CHARLES	M	07/05/1993	D	N/A		E	N	N
0							E	N	N
0							E	N	N
0							E	N	N
0							E	N	N
0							E	N	N
0							E	N	N
0							E	N	N
0							E	N	N
0							E	N	N

Number of Foster Children (if any): 0

PART III - ASSET INCOME

14. Net Family Assets (Note: If Line 14 does not exceed \$5,000, enter zero on Line 15.) \$ 0

15. Imputed Income from Assets (Bank Passbook Savings Rate (* 2) x Line 14.) \$ 0

16. Income from Assets \$ 0

PART IV - INCOME CALCULATIONS

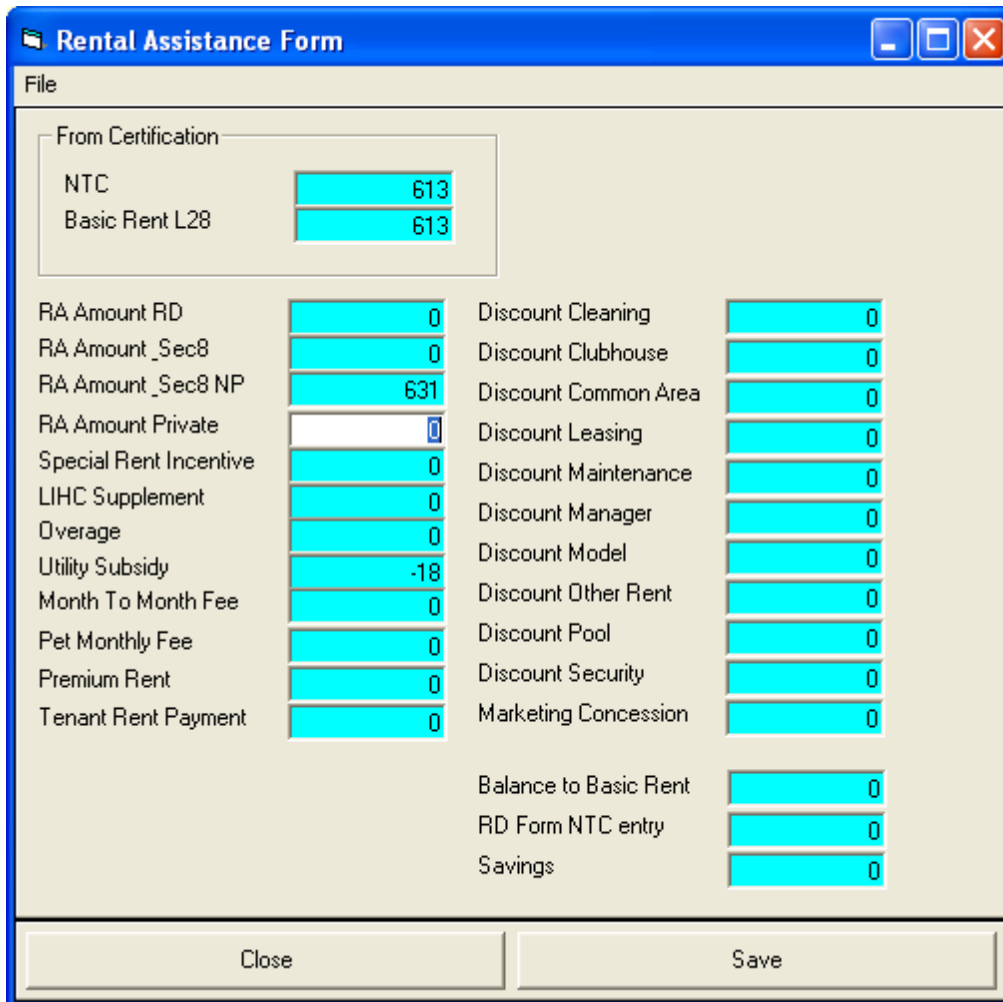
17. Income: 4

a. Wages, Salaries, etc.	\$ 0	a. \$480 x total of Line 11	\$ 0
b. Soc. Sec., Pensions, etc.	\$ 0	b. \$400 if Elderly Status	\$ 0
c. Assistance	\$ 2832	c. Medical exceeding 3% of Line 17.f.	\$ 0
d. Income Contributed by Assets (Greater of Line 15 or Line 16)	\$ 0	d. Child Care	\$ 0

18. Adjustments to Income

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.

3560-8 Rental Assistance form for “Tenant Assistance Codes” not on full RA Assistance Type 2



From Certification	
NTC	613
Basic Rent L28	613

RA Amount RD	0	Discount Cleaning	0
RA Amount_Sec8	0	Discount Clubhouse	0
RA Amount_Sec8 NP	631	Discount Common Area	0
RA Amount Private	0	Discount Leasing	0
Special Rent Incentive	0	Discount Maintenance	0
LIHC Supplement	0	Discount Manager	0
Overage	0	Discount Model	0
Utility Subsidy	-18	Discount Other Rent	0
Month To Month Fee	0	Discount Pool	0
Pet Monthly Fee	0	Discount Security	0
Premium Rent	0	Marketing Concession	0
Tenant Rent Payment	0		
		Balance to Basic Rent	0
		RD Form NTC entry	0
		Savings	0

Close Save

This form is filled out if the tenant is receiving assistance other than RD-RA. Properties with more than one subsidy will use this form to divide RA into the proper slot.

If a property is a mixed subsidy property the 3560-8 is automatically updated with the rental assistance information from the controlling Tenant Income Certification.

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
18-	MTA	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 Rural Development Abilities.