



# ExactEstate's PMS Software

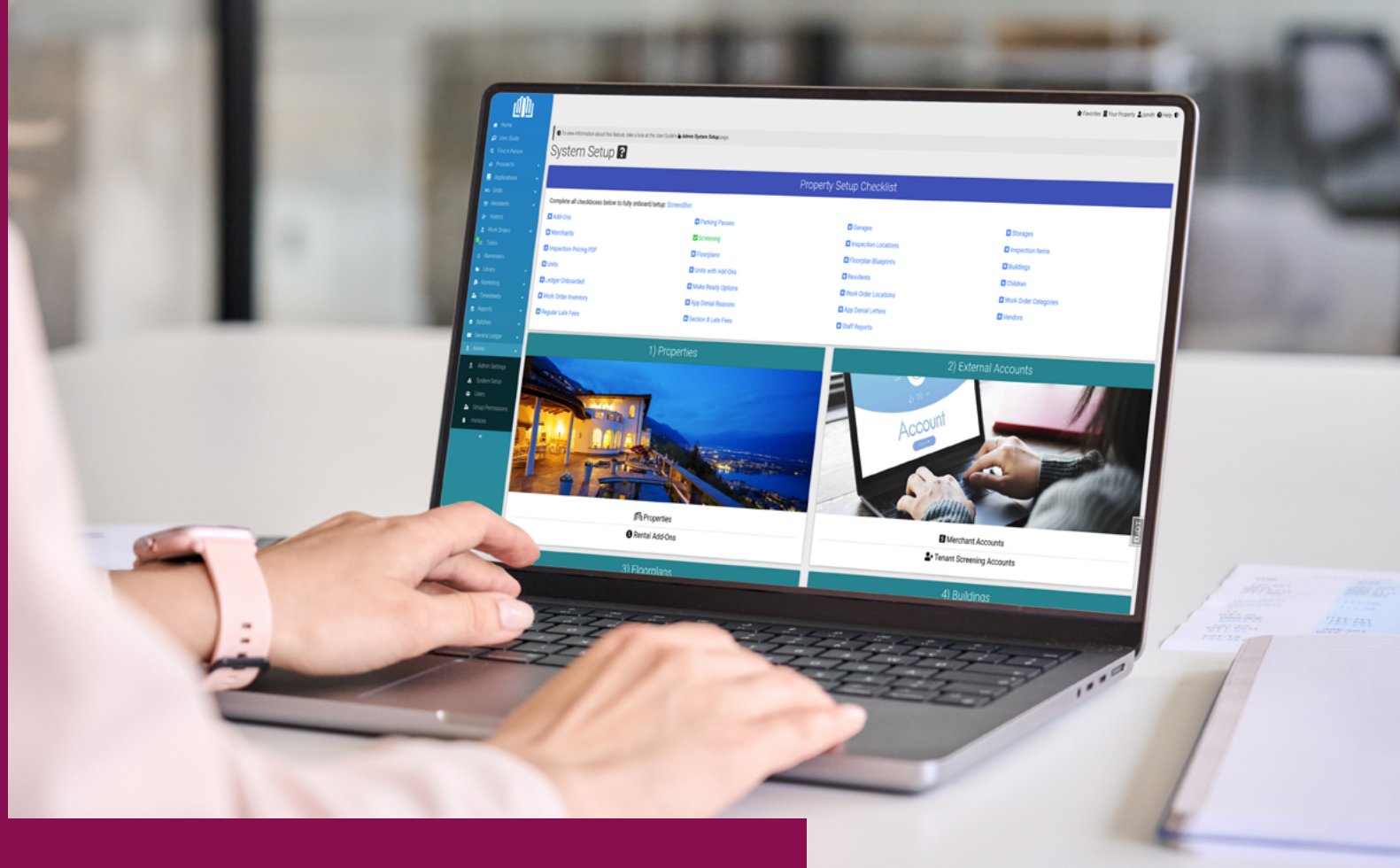
for Affordable Housing

ExactEstate is the affordable housing hub for property managers. Our rich suite of features guarantees less manual labor and hours back in your day. With features that include tracking and storing subsidy payments as well as categorizing collections in real time, HUD TRACS integrations, Income Certification Overview/Generation, Rent Roll, occupancy history transactional overviews, and Demographic reporting we're committed to serving you with software that makes a genuine difference in your day-to-day and helps you stay compliant.



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## EXACTESTATE'S AFFORDABLE HOUSING

Confidently manage affordable housing with world-class property management software.

Affordable housing is a unique market with different regulatory demands than any other properties you manage. ExactEstate offers a powerful, compliance-supportive PMS that centralizes all components of affordable property management, from coordinating with residents to collecting rents and updating tenant ledgers.

### **EFFORTLESS ACCOUNTING:**

Track vendors, transactions, and payments with our real-time or batch-based accounting processes.

### **ACHIEVE COMPLIANCE:**

Grant your team the flexibility to be compliant on their terms, with built-in tools to facilitate compliance.

### **IMPROVE RESIDENT EXPERIENCE:**

Offer residents a streamlined tenant experience, from application to move-out inspections.

### **SUPPORT YOUR STAFF:**

Give your staff the tools to make managing dozens of tenants a breeze. Exact Estate streamlines the process of tenant screening, tenant violation tracking, and more.





## AFFORDABLE HOUSING FEATURES

ExactEstate is an all-in-one system that puts hours back into your week. There are dozens of administrative tasks associated with affordable housing. A strong, well-built PMS will combine accounting, compliance, and resident management to meet those needs.



### **CUSTOMIZATION:**

Fully customize the style, settings, and reports of your PMS without paying a premium for it.



### **SECURITY:**

End-to-end encryption keeps sensitive information safe and secure, giving you peace of mind.



### **INTEGRATION:**

Enjoy integrations between ExactEstate and the third-party or government systems you need to reference to do your job effectively.



### **CUSTOMER SUPPORT:**

Access 24/7 white glove support at any time including system onboarding or in the event of any system errors or questions.

# EASY PAYMENT AND SUBSIDY TRACKING

Affordable housing is characterized by its intricacy when it comes to payments. Factors like subsidies complicate rent collection; they can mean hours spent reconciling money received from different sources. The right affordable housing PMS will prioritize the organization and tracking of these payments while supporting you with features like auto-pay and late fee generation.

## **HUD TRACS SOFTWARE INTEGRATION:**

The ideal property management software is designed with considerations for systems such as HUD TRACS, streamlining your operations into a unified platform. By doing so, you can prevent the inconvenience of disparate software systems lacking integration, which would otherwise necessitate manual data transfers.

Our TRACS API integration, powered by ShofCorp, makes adherence to HUD regulations effortless. Any voucher payments made in the HUD-based system will populate our system, allowing you to add them to the resident's ledger with the click of a button. It's simple, user-friendly and efficient.

**Good to Know:** Despite this feature is essential, not all property management software offers it.

## **FLEXIBLE COMPLIANCE TOOLS:**

ExactEstate offers you everything you need to be compliant, without enforcing compliance with an iron fist like some of our competitors. This approach allows you to close your books whenever you want, and avoid getting locked out of your system.







## SEAMLESS MAINTENANCE

Property maintenance doesn't have to be a headache. ExactEstate offers a mobile-friendly and customizable work order system designed to meet the unique needs of your company. Tailor categories, locations, and required items for each of your properties.

### EASIER WORK ORDERS

Enjoy effortless creation, tracking, and closure of work orders, with the ability to assign useful urgency statuses.

### COMPREHENSIVE OVERSIGHT

Track maintenance tasks comprehensively, with real-time visibility into work orders and inventory statuses.

# ACCOUNTING

Accounting is a complex process that demands sophisticated reporting features. ExactEstate includes loads of useful accounting reports, helping you keep everything centralized in one PMS, instead of scattered across various systems.

## THESE PREDEFINED REPORTS INCLUDE:

- Delinquent and Prepaid
- RentRoll
- Bank Deposit Summary
- Late Fees
- Vendor Ledgers
- AP Aging
- Cash Flow Statement
- Trial Balance
- Balance Sheet & Balance Sheet with Period Change
- Income Statement
- T-12
- YTD Budget to Actuals
- Custom Fields and Reports



Our reports go beyond accounting and into the far reaches of property management. We've crafted countless reports to help you monitor appointments, prospects, and pending applications. All data is updated in real time, and dashboards can be personalized to meet your needs. Data can be exported into any file format as needed, including Excel, PDF, or CSV.

In accounting, we have enabled customized reporting through user-defined Account Trees. Alongside our pre-built reports, users also have the option to create custom reports directly within our accounting module.

Our standard reports encompass a wide range of needs, including Rent Roll, T-12, Late Fees, Vendor Ledgers, Trial Balance, and more.



# EASY APPLICATIONS, INCOME CERTIFICATION RENEWALS



## TIME-SAVING INCOME CERTIFICATION GENERATION

No more tediously filling in tenant information. Seamlessly integrated with all state-based tenant income certifications (TICs). EE allows you to store and generate income cert docs on a state-by-state basis with a click of a button. Our platform does that work for you. We take tenant info, like asset data and wages, and generate a fillable TIC (Tenant Income Certification) PDF form, for easy submission to the government.

## ENHANCED RENEWAL PROCESS

Renewals are equally breezy, with the resident being notified automatically when the time comes. ExactEstate sends you a daily report informing you how many lease renewals are coming up.

## NO-HASSLE APPLICATIONS

New potential residents have a tight, streamlined experience with ExactEstate. No more paper applications; everything can be done online with the utmost security. We automatically validate their application info so you don't have to, ensuring the accuracy of critical data such as their Social Security Number. We're also partnered with TenantAlert, helping you conduct thorough tenant screenings in seconds.

### Create Application: Step 1 Landing

#### General Information

If you wish to create an Application without a Prospect, leave the Associated Prospect field blank.

Associated Prospect

Associated Prospect

Unit Designation\*

Choose Designation

#### Primary Applicant

First Name\*

Middle Name

Phone\*

DOB\*

Gender\*

Choose Gender

Race\*

Choose Race

License Issue State

Choose License Issue State

Is Student\*

Choose Option

City\*

State\*

Choose State

#### Employment Information

Employer Name

Employer Street

Employer Zip

Supervisor Name

Job Title

Job Start Date

#### Previous Rental History

Previous Residence Name

Previous Move-In Date

Previous Suite/Unit


Previous City

Landlord Name

Landlord Phone

# FULLY EQUIPPED RESIDENT PORTAL



 **ExactEstate**

MAKE PAYMENT - WORK ORDERS

Welcome Home | Magic Palace  
Hello **Joe Smith**, what would you like to do?

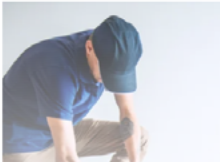
### Magic Palace Information

Property Name:	<b>Magic Palace</b>
Phone Number:	<b>678 999 9999</b>
Website:	<a href="http://website.property.com">website.property.com</a>
Your Unit:	<b>A: 1</b>


### Account Summary

Balance Total:	
Amount Owed:	
✖ Automatic Payments	
1 Transaction Breakdown	
Rent: <b>\$850.00</b>	
<a href="#">Make Card Payment</a>	<a href="#">Make ACH Payment</a>

### Work Orders

	Open:	<b>0</b>
	Completed:	<b>0</b>
	Total:	<b>0</b>
<a href="#">Go to Work Orders</a>		

### Update Profile

	Name:	
	Phone Number:	
	Email:	
	Resident Type:	

## POLISHED CUSTOMER-FACING TECH:

The resident portal is the “front-facing” side of your business, becoming a touchpoint for the real-life tenants living in the properties you manage. From a customer service perspective, it’s essential to get this interaction right. ExactEstate boasts an enviable portal that streamlines the resident’s experience and your own.

## THE RESIDENT PORTAL OFFERS:

- Organized tenant communication with notifications
- Work order submission, assigning, and status tracking
- Automatic rent collection
- Resident Ledger (shows payment history)



# BLENDING OCCUPANCY SUPPORT



Subsidies for Blended Occupancy come from a litany of programs and sources.

ExactEstate empowers you with the tools to be your Blended Occupancy Specialist (BOS). You'll have all the tools needed to stay compliant while growing your business. No more workarounds or headaches. And the best part? If a solution tailored to your requirements isn't readily available, we can customize one specifically for you.

# UNLIMITED DOCUMENT STORAGE



ExactEstate offers unlimited and organized document storage so that your important files are easy to track, protect, and maintain. Our cloud-based file solutions ensure that your documents are easily accessible, whether in the office or on the move.

## **SAY GOODBYE TO LOST OR DAMAGED FILES:**

From leases to applications, contracts, and beyond, we don't need to tell you that the world of property management is rife with paperwork. You need a system that lets you store and search the countless documents that keep this industry running.





# Request a Demo to Get Started

**YOUR BUSINESS IS READY FOR A SLEEK, MODERN PMS. ARE YOU?**

It all begins with requesting a demo. This is where you'll get to see ExactEstate in action, bring your questions to us, and see how we can customize this system just for you.



Visit  
**[ExactEstate.com/Request-Demo/](https://ExactEstate.com/Request-Demo/)**  
to schedule your free demo today.