

THE PROPERTY MANAGER HIGHLIGHTS

Property Management Module

This module is the core of our system and is essential to all our packages.

- On-line Entry of Cash Receipts
- Resident Set-up and Maintenance
- Move-In Processing-Including Automatic Pro-Ration of Rent and Security Deposit Requirements and Lease Printing
- Move-Out Processing-Including Automatic Pro-Ration of Rent and Special Billing Features
- Ability to Add Late and Miscellaneous Charges to Resident Accounts.
- Rent Incentive Options With Start and End Date Requirements
- Manager Letters-Such As Welcome Letters, Collection Letters, Eviction Notices, Rent Increase Letters, and Security Deposit Refunds
- Lock Box / Direct Debit Options

Accounts Payable / Purchase Order

This module offers you the flexibility to process your own payables and purchase orders with the added convenience of off-site approval and information.

Financial Reporting

The Financial Reporting Module offers you the ability to produce real-time financial statements throughout the month. Month-end reports include balance sheet and income statement, bank account reconciliation, and management analysis reports.

Billing Module for Water & Special Billing

Our Billing Module was designed to meet the challenges that property owners face in today's changing market. The billing module allows you to automatically process rent invoices, water billing, pet fees, etc. Our per unit pricing for this module helps you to control costs and saves you time. Most of our users are able to pass all or some of this expense directly on to the residents as part of the Administration or Base Fee.

Help Desk

Our help desk is dedicated to helping your staff with questions and concerns regarding our system.

Work Order System with Special Billing Features to Invoice for Services

The Work Order Module can be customized to track the maintenance and services that are performed at your properties. In addition, as a by-product of this system, you have the ability to create special bills for residents, with the option to add these charges directly to their monthly bills/invoices or send a separate invoice for these services. This option also offers your management team a significant tool for monitoring the productivity and cost effectiveness of maintenance and service personnel.

Management Reports

Our Management Reports are available on-line and in printed format. The unique aspect of these reports is that they can be customized to your company's specifications.

Our Property Management Team has over 35 years of combined knowledge in property management software design, implementation and service. Our professional staff's experience includes: property ownership and management, audit assistance, accounting and system development, and effecting organizational change.

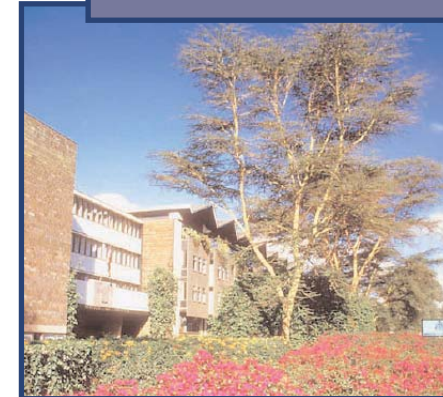
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**COMPLETE
MANAGEMENT SOLUTIONS
FOR
PROPERTY MANAGEMENT
FIRMS AND OWNERS**

THE PROPERTY MANAGER



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The Property Manager offers a complete property management information and accounting system. Our goal is to work with you on the functional aspects of property management as well as offering you the tools to operate your system.

The Property Manager is a totally integrated system for property management. Coupled with our assistance, The Property Manager will serve as the core for your future. Working together we give you the ability to re-organize your staff for maximum productivity while giving your customers a higher rate of service.



Our system is designed to provide you with cost saving measures. Using the system will allow elimination of duplicate input and system monitored/controlled accountability for the handling of cash receipts. The Property Manager provides access to work order tracking and management tools, which can help defray costs and better manage your business, ultimately allowing our services to pay for themselves.

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The Property Manager provides a complete set of tools to assist you with items such as:

Laser Check Writing as a by-product of our invoice entry system with automatic updates to your general ledger accounts.

Comprehensive Move-in and Move-out Programs which create general ledger entries, accounts receivable, security deposit refund computations and service reports. This also has the ability to enter directly from your remote locations with central office review and control.

Resident History Reports with NSF and late charge reporting, updates to payment history, and resident note fields.

Cash Receipts printed directly from the system for your customers with direct entry to the accounting system and deposit reports for your office staff to help with internal control.

TechniServe offers a complete facilities management package that includes software and hardware support, ongoing communication equipment maintenance, system monitoring, data archiving, etc.

The Property Manager Information and Accounting Software coupled with Comprehensive Facilities Management includes reasonable program changes and enhancements designed to meet your needs.



INTEGRATED PROPERTY MANAGEMENT SOFTWARE

Residential Accounting

Financial Reporting

Water/Utility Billing

Accounts Payable/Purchase Order

Management Reports

Special Billing Feature

Work Order