

3.8

RELEASE NOTES

OCTOBER 2025 V1



GETREBA.COM

REBA 3.8 RELEASE NOTES

REBA 3.8: Intelligence in Action

REBA 3.8 introduces rebAI into the platform for the first time, marking the starting point of how AI-powered insights will support multifamily teams across REBA's suite of products.

In this release, rebAI becomes available within REBA Amenities to assist with Days on Market Pricing Reviews. This new functionality helps surface key trends and contextual signals to support faster, more confident pricing decisions at the unit level. The feature is entirely optional and can be enabled by request.

Alongside the introduction of rebAI, this release includes a broad set of compliance-ready enhancements and workflow improvements across REBA BI, Rent, Budget, and Amenities. These updates reflect our continued focus on building tools that empower teams to lead with data, operate with control, and stay ahead of evolving regulations.

REBA 3.8 is just the beginning of what's next for intelligence across the platform and we're excited for you to explore what's new.

REBA AMENITIES --- 3

Update

REBA BI --- 4

Bugs

Data Enhancements

New Attributes

Reports

REBA BUDGET --- 6

Payroll Updates

Budget Review Updates

Rent Updates

Switchboard Updates

Analyst Control Panel Updates

Snapshot Updates

Admin Updates

REBA RENT --- 7

Model Updates

Report Updates

UI Updates

Notable Bug Fixes/Improvements

REBA AMENITIES

In the 3.8 release, REBA Amenities has incorporated a new component, rebAI.

REBA Amenities will use AI to expedite the analysis of the Days On Market Pricing Review to help point users in the right direction based on the output of our statistical model and the analysis of peripheral/contextual information. In this way, rebAI has enhanced the product to give users ability to make better decisions faster.

REBA Amenities added some features for non-AI users as well. Now, when pulling a Days on Market Pricing Review, users will be able to see the specific transactions used for each of the amenity observations that are evaluated during the statistical model. This unit level detail will allow users to better investigate and qualify their decisions. We've included the PMS unit type, the days vacant, the rent, the application date.

This enhanced AI functionality is at the customers' discretion to "opt-in". The AI feature is supplemental to the functionality of REBA Amenities and is not a necessary component to continue to use the applications. If a user wishes to use the rebAI functionality, our team can enable it upon request.

REBA BI

BUGS

- Resolved a data issue in Appfolio where certain vacant apartments were incorrectly displaying an 'on-notice' status.
- Resolved a data type error that was causing the General Ledger UpdateDateTime metric to return blank values.
- Corrected a data type value to fix a lease sort order issue that was causing lease resolution statuses to be inaccurately displayed on some leases.

DATA ENHANCEMENTS

- Updated the HappyCo integration configuration to source data from the new HappyCo API instead of relying on CSV file imports.
- Enhanced the logic for Engrain integrations to better support property campus scenarios, where multiple PMS properties are mapped to a single property in Engrain.
- Removed the 'make ready completion' status from units that transition from a revenue status to a non-revenue 'down' status.
- Updated the Amortized Lease Concession metric to divide by the number of months in the lease term, rather than by the number of accounting periods within the lease term.
- Added the Floor Number_Manual attribute to the Unit entity in MDM, enabling users to manually edit the floor level of a unit.
- Implemented safeguards in the logic to ensure that only concessions falling within the lease term are included in concession and effective rent calculations. This update resolves issues where scheduled concessions in Entrata were entered for periods prior to a resident's move-in date.
- Enhanced the lease audit functionality for Entrata data to more accurately capture lease transfers.
- Refined the logic to ensure the 'on-notice' status is applied exclusively to units with active residents, preventing incorrect status assignments to vacant units.
- Added a new attribute labeled "GL Account Alias Set Name" which allows for REBA Budget account redirects to be included in your reporting.

NEW ATTRIBUTES

TABLE NAME	MEASURE NAME	DATA SOURCE
General Ledger Account Alias Set	GL Account Alias Set Name	RebaBudget

REPORTS

Lease Trade Out Report

- Now allow users to see Effective and Gross rent details at the same time, and drill down to unit detail without the “drill through”

REBA BUDGET

Payroll

- Payroll – Enhancement to have multiple Merit Increases
- Payroll Tax Import – Enhancement to allow multiple Healthcare rate increases

Budget Review

- Budget Review – added columns show growth for current year and budget year
- Budget Review – expenses with negative results show in red font to alert to possible input error

Rent

- Rent Profile Assignment – Enhancement to aid the assignment of Profiles
- Rent Profile – Profile Mapping Download enhanced to show Alternate Profile selections and indicate Manual Edit

Switchboard

- Copy/Paste/ Extend in line-item modals of Analyst Control Panel, Switchboard, Rent Profile
- Per Metric Import – include occurrence as an option

Analyst Control Panel

- Analyst Control Panel – Enhancement to select and delete line-items for any account across profit centers

Snapshot

- Snapshot – Enhancement for Export Line-Item to include the Per Metric Tab

Admin

- A parameter has been added to Settings > Other Setup to allow alternate name for Profit Center that is shown across the platform when user selects the entity; the default is Profit Center
- Management Fee calculation – enhancement for treatment of contra accounts
- Added a new attribute labeled “GL Account Alias Set Name” which allows for REBA Budget account redirects to be included in your reporting

REBA RENT

SUMMARY OF HIGHLIGHTED FEATURES

MODEL UPDATES

- Added the ability to utilize REBA Rent Pricing Silo at a property level to prevent data pooling between different properties within your portfolio
- Added a new parameter called “Global Pooling Limit” to allow for user to limit where and how statistics are pooled for the Rent Engine.
- Created and added new default statistics generated via the Delphi Method
 - > Contact your Account Manager or Implementation Manager/Lead for more information

REPORT UPDATES

- Added Square Footage to the Monthly Analysis
 - > Added a separate average square footage of the count of New Leases and Renewals in the timeframe
- Adjusted the X-axis on the Traffic page to ensure a true comparison from the top graph to the bottom
- Added a new bar to Rent Change Attribution (both Daily and Weekly) displaying any manual overrides
- Changed the default slicer on Lease Resolution from Lease Captured to Lease End (Actual)
- Changed the default timeframe on the RPU report to 13 months
- Updated the default date range on RPU report

UI UPDATES

- Added a column to the Renewal Workbench main page to indicate if Rent Control is Active for the unit expiring
- Added a column to the Renewal Workbench Offer Detail modal to indicate if individual offer

REBA RENT

terms are being affected by a rent control and list the rent control rule(s) affecting that term

- Redesigned the Renewal Workbench main page and modals, [user guide attached](#)
 - > Separated locking and sending actions and added applicable columns
 - > Added Lease History when clicking on the hyperlinked term number in the “Term” column for a specific offer
 - > Changed the “Lease End Date” column on the Best Offer Modal from Month-Year to a full date (MM-DD-YYYY)
- Renamed “Rec Rent Below Prior Rent” on the Alerts Dashboard to “Best Rent Below Prior Rent”
- Redesigned the Pricing Run History page (previously the Pricing Run page pre-3.7)
 - > Added the ability to filter by run status (All, Success, Warning, In Progress and Failure
 - > Added popups for run statuses with warnings/errors to allow diagnosis of problems inside the app
 - > Removed the date next to “Manual Batch” and “Daily Batch” since the date is also in the Run Start column and to provide more precise information since Run Start is based on user time zone and the previous date next to the batch was UTC
 - > Added a 5 minute timeout for hung pricing runs – previously they would continue the spinning animation indefinitely, hung pricing runs will now fail after 5 minutes
- Re-arranged the “One Time” and “Recurring” concession radio buttons on the “Update Rents” modal to default to One Time instead of Recurring
- Changed the number of days for a comps data to be classified as stale from 7 days to 8 days (Will appear as stale on the 8th day now)
- Updated definition of Maximum LEM Premium Parameter from “any new lease rents” to “any rents (new or renewal)”
- Redesigned the Pricing Groups page
 - > Added Alert Icons to Property List and Pricing Group overview (No offset, no pricing groups defined)
- Added a backend parameter to control the number of hours until auto-sign off (default is 1 hour but is adjustable up to 24 hours)
 - > Contact your Account Manager or Implementation Manager/Lead to adjust this for you
- Unlocked the previously locked navigation panel when a screen is loading
 - > To allow navigation while there is a save or update operation, we have added a small on-screen notification of the save/update success or failure after submitting changes
- Added a “Threshold %” column to the “Best Rent Below Prior Rent” alert in the Alerts Dashboard to display what the threshold setting is next to the Threshold as a dollar amount

REBA RENT

- Added a splash screen warning if a price change on the Pricing Override screen exceeds 10%
- Adjusted the logic of the Renewal Workbench to more accurately pull active renewals and their applicable previous lease data and handle more edge scenarios
- Added the ability to add numbers with a decimal on the Lease Term premium fields
- Added unit counts to the parameter export file
- Modified the number of filters in the Global Application Filter before including a scroll bar from 5 to 10 filters and adjusted the size of the box appropriately
- Added an “Initial Market Rent” column in Unit level Pricing Overrides page
 - > This is to inform the user of the initial rent prior to the override in addition to the previously displayed rent after the override and the override itself
- Added a logic check to the Unit level Pricing Overrides page to prevent negative market rents from being possible
- Modified the UI definition of “Maximum LEM Premium” parameter to better fit the actual parameter

NOTABLE BUG FIXES/IMPROVEMENTS

(SOME OF THESE MAY HAVE ALREADY BEEN APPLIED TO YOUR ENVIRONMENT)

- Fixed a bug where the Renewal Workbench could get stuck in a loading sequence when there are lease terms in the PMS of 0 months
- Fixed a bug where the Unit level Rent Control Overrides required a value in both Min and Max columns before saving without error
- Fixed a bug where move-in by type concessions were not properly feeding into Yardl



WANT TO LEARN MORE ABOUT REBA PRODUCTS?






















Explore on-demand training and product walkthroughs anytime in **REBA Academy**. To get started, contact your Implementation Manager or Customer Success Manager to set up access.

REBA INTEGRATIONS

With REBA 3.8, our integration strategy remains focused on quality over quantity. We are prioritizing the connections that deliver the most value to multifamily operators. While this release does not include any newly added integrations, our growing network already supports a wide range of essential systems and we continue to actively build out high-impact partnerships behind the scenes.

KEY

-  Currently Supported
-  Coming Soon

CATEGORY	INTEGRATION	BI SUPPORTED	RENT SUPPORTED	COMING SOON
Customer Relationship Management	Knock			
	Funnel			
	Anyone Home			
	PERQ			
	Elise AI			
	Welcome Home			
Expense Management	Concur			
Financial System	Sage Intacct			
Inspections	HappyCo			
Marketing Analytics	Google Ads			
	Radix			
	ApartmentIQ			
Mystery Shops, Surveys, Reputation Management	Grace Hill - Validate			
	Kingsley			
	Maritz			
	Reputation.com			
	ResPage			
	Opiniion			
	Birdseye			
ORA Scores	JTurner			
PMS Modules	Yardi Affordable			

REBA INTEGRATIONS

With REBA 3.8, our integration strategy remains focused on quality over quantity. We are prioritizing the connections that deliver the most value to multifamily operators. While this release does not include any newly added integrations, our growing network already supports a wide range of essential systems and we continue to actively build out high-impact partnerships behind the scenes.

KEY

Currently Supported

Coming Soon

CATEGORY	INTEGRATION	BI SUPPORTED	RENT SUPPORTED	COMING SOON
Property Management System	Yardi			
	RealPage / OneSite			
	MRI			
	Entrata			
	AppFolio			
	Resman			
	Fortress			
Visualization & Maps	Engrain			
SFR PMS	Marketplace			
	Mynd			
	Progress			
	Renters Warehouse			
Smart Home	SmartRent			
Websites	Google Analytics			