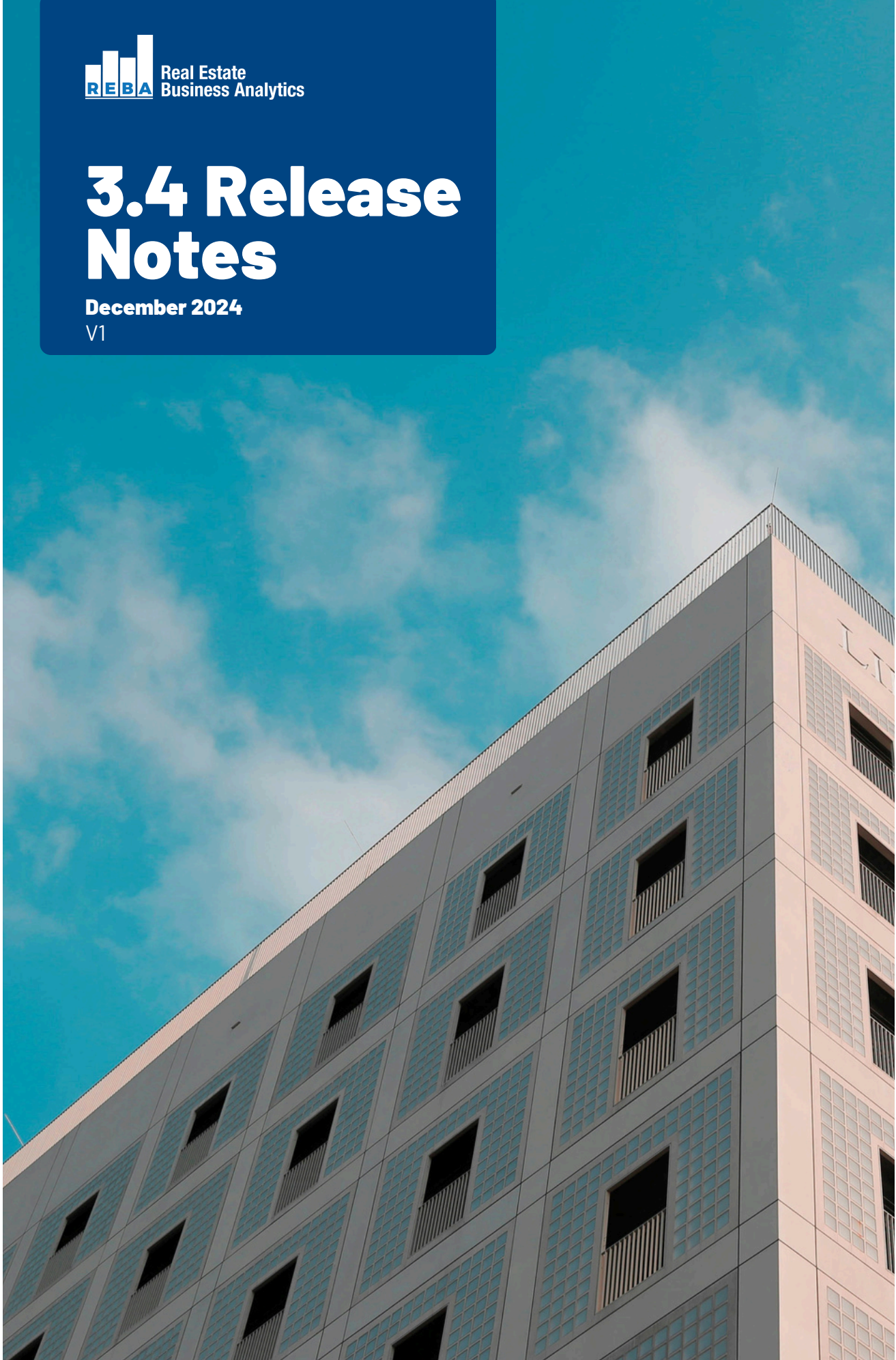


3.4 Release Notes

December 2024

V1



What's Ahead

We're excited to introduce the latest updates designed to make your workflows more efficient, data insights more actionable, and tools more intuitive. This release focuses on automation, enhanced reporting capabilities, and new integrations that expand your ability to analyze and manage your portfolio. Whether you're optimizing revenue strategies, diving into operational data, or streamlining budgeting processes, REBA 3.4 brings powerful new features to help you achieve your goals.

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REBA Amenities

Release 3.4 features reporting automation around the pricing review Days on Market Analysis. This functionality incorporates scheduling reports that will be sent a .csv via email. The report definitions will define the frequency and dynamic period for evaluation of the days on market analysis; which can be run for bulk groupings of properties.

Days on Market Heat Map

Days on Market Heatmap overlay is now available for viewing on your Audit grid and your Unit Map. This allows you to define an evaluation period and look at the DOM by color relative to the observations. This will help you spot outliers and identify locational patterns.

Audit-Audit

Audit-Audit is a feature that allows the user to compare their audit artifacts against a clean pull from the PMS to identify if their proposed changes have been completed in the system of record, ensuring visibility and accountability to the execution task.

REBA BI

Cube Improvements

- The Market Premium Category in Renewal Offer Attributes now uses the terms "Loss to Lease" and "Gain to Lease" instead of "Favorable" and "Unfavorable", respectively.
- Two additional measures were added to the Daily Unit Status Snapshot: "Occupancy (Non-Rev Counted As Occ)", defined as the occupancy % when non-rev units are considered occupied and "Occupancy (Revenue Units Only)", defined as the occupancy % for revenue units only.
- The Renewal Offer Attributes now has a "Market Premium Category (Gross)" attribute that uses gross rent instead of effective rent for the calculation.
- An attribute was added to the Product dimension called "Property Age Bucket" to group properties by their age of construction. The group names and age ranges can be defined through MDM.
- An attribute was added to the Product dimension called "Property Size Category" to group properties by total unit count. The group names and unit count ranges can be defined through MDM.
- Two additional attributes have been added to Customer Appointment Attributes: "Appointment Precedence Category, Appointment Type" and "Appointment Precedence Category, Customer" which allow a user to filter for the first appointment by the type of appointment or by the customer, respectively.
- Yardi Revenue IQ Reference Rent has been added to the cube in the Daily Unit Revenue IQ Reference Rent table.
- The Renewal Offer metric now has a "Gross Rent, Market Comparison" in the Expiring Lease folder that uses gross rents instead of effective rents for the calculation.
- The Lead Source and Household dimensions have been linked to allow marketing source acquisition cost reporting by marketing channel. NOTE: the Household dimension, Marketing Attributes "Marketing Channel" has been renamed to "Lead Source".
- Opinion Review Type has been added to the Property Review Attributes table in the "Review Type" field.
- The Product folder "Property attributes" has been renamed to "Property Attributes", capitalizing the "A".

Data Quality Improvements







- Entrata FloorPlanGroupNames can now be set in MDM and will no longer be set to the FloorPlanName.
- Yardi UnitDesignation can now be set in MDM and will no longer be set to NULL.
- The Daily Unit Status Snapshot vacant unit count measures now exclude non-rev units from the counts.
- Make Ready status for units that have a move-in and move-out on the same day are now reset back to "ready". Previously these units would be set to "not ready" since a move-out happened without further evidence of the unit being made ready.
- The Daily Unit Status Snapshot "Total Unit Count" logic has been improved so that unit counts are not understated in some instances.
- The Vacancy Measure should no longer show 100% occupancy for properties with 0 units.
- The General Ledger Activity measure "Operating Expense % of Gross Potential Rent" is no longer always blank.
- The Lease measure "Lease Signer Age at Least Start" now calculates correctly using the average signer age at the time of lease signing.
- Lease transactions from Yardi that are flagged in MDM as Excluded now are correctly ignored in the lease transaction calculations.
- Service Requests coming from Yardi for common areas submitted by residents now correctly show up in the cube.

Data Sets

- Added integration support for Concur and a new data model for Expense Management (Expense Management Attributes, Expense Management Date Aspect, and Expense Report Line Item).
- Added integration support for EliseAI in the CRM data model (Customer Event Type and Household).
- Added integration support for Radix in the Market Analytics data model (Daily Competitor Composite Floor Plan Snapshot).

Integrations

In this release, we added new integrations for Concour, Elise AI, & Radix,

Category	Inegration	Supported	New in 3.4	Coming Soon
Customer Relationship Management	Knock			
	Funnel			
	Anyone Home			
	PERQ			
	Elise AI			
	Yardi CRM			
	Lease Hawk			
Expense Management	Concur			
HRIS	Paycor			
	Azure AD			
	WorkDay			
Inspections	HappyCo			
	Leonardo 247			
Marketing Analytics	Google Ads			
	Radix			
	Plot-Z			
	MRI Demographics			
Mystery Shops, Surveys, Reputation Management	Grace Hill - Validate			
	Kingsley			
	Maritz			
	Reputation.com			
	ResPage			
	Opiniion			
	Birdseye			
	Satisfacts			
ORA Scores	JTurner			

Category	Inegration	Supported	New in 3.4	Coming Soon
PMS Modules	Yardi Affordable			—
	Yardi Procurement			—
	Yardi Student Housing			—
	Yardi International			—
Property Management System	Yardi	○		
	RealPage/OneSite	○		
	MRI	○		
	Entrata	○		
	AppFolio			—
	Resman			—
Visualization & Maps	Engrain	○		
	Evolution Virtual			—
SFR PMS	Marketplace	○		
	Mynd	○		
	Progress	○		
	Renters Warehouse	○		
Smart Home	SmartRent			—
Utilities	Conservice			—
Websites	Google Analytics	○		

REBA Budget

Integrations

- Okta Integration

UX/UI Updates

- Enhancement to the Role settings to provide more specificity for Read Write access to Rent Profiles.
- Enhancements to Background Jobs screens to provide more information about each job, including Profit Center name.
- Enhancements to the Payroll Export include current rate as well as budget rate, and to include total annual overtime hours, as well as weekly average.
- The on-screen alerts that occur when the Run Calculator is selected has been enhanced for more clarity.
- Enhancements to the KPI report to add precision to the calculation of Trade-outs.
- The Rent Chart at the bottom of the Profile Assignment screen now shows Gross Market Rent, and 2 lines for Lease in Place - one line for Gross Rent and and line for Effective Rent.
- For line-items created by a Standard Cost, the Snapshot screen displays now shows if the cost was declined, accepted, or pending.
- In the User Profile > My Profile menu option, users can set up an additional email address to be used for receiving exports and other notifications.
- On the General Ledger Management screen, when you enter a check-mark the Taxable box, the Payroll Tax will recalculate for each profit center.

REBA Rent

Model Updates

- Unit Pricing Overrides Rent Engine Incorporation.
- Yardi Integration - added the ability to send Unit Type term pricing through the integration so that units that become available mid-day have pricing available.
- Multiple Property Management system integration - added ability to send pricing back to multiple systems of record for a single client.
- Added the ability to run the Rent Engine on custom schedules by property (daily, weekly, custom).
- Fix bug related to rent control rules not getting applied correctly to units.
- Fixed bug related to price floors not being calculated correctly when set at a floor plan or unit level.
- Fixed a bug related to renewal offers not getting locked correctly after the first locked lease.
- Various bug fixes and performance improvements.

UI Updates

- Unit Pricing Overrides UI (ability to override specific unit pricing)
- Reports re-design and new visual
 - Re-design of the headers, slicers tables, titles, and visuals. Added new blue background and changed style of report tabs.
 - Renamed "Engine" tab to "Forecast"
 - Renamed "Lease Detail" to "Lease Audit"
 - Renamed the "Leads" tab to "Traffic"
 - Added new table visual on Forecast tab to show all details of the availability forecast and rent engine changes
 - Moved Daily/Weekly Rent Attribution to the Trend report
 - Added new Absorption Pace % visual to Trend report
 - Added Forecast Detail, Forecast Absorption, and Forecast Build to the Forecast report
 - Changed visuals on Traffic tab to be on same visual and included Lease to Visit conversion %
 - Added new visual to Traffic report for leases with and without concessions

- New Lease Pricing
 - Updated visual design on all tabs
- Renewal Workbench – added the ability to export all lease terms offers from the UI
- Ability to hide Comp screens/Resident Name from the UI if requested
- Fixed the issue where the portfolio hierarchy wasn't expanding when using the search functions on multiple screens
- Optimized loading times on renewal workbench and pricing override screens
- Various bug fixes and performance improvements