

# 3.6 Release Notes

**April 2025**

V1



# What's Ahead

The REBA 3.6 release introduces a wide range of enhancements across the platform, focused on improving data visibility, user control, and operational efficiency. Key updates include new lead acquisition and renewal metrics in BI, expanded pricing flexibility and UI improvements in Rent, and the introduction of Pathfinder in Budget for unit-level KPI analysis. Payroll performance has been optimized, new reporting options have been added, and back-end updates ensure stronger security and system stability across all modules.

<b>REBA Amenities</b>	<b>3</b>
Enhancements	
<b>REBA BI</b>	<b>4</b>
Integrations	
Enhancements	
Data Quality Improvements	
Bug Fixes	
<b>REBA Budget</b>	<b>6</b>
Rent Updates	
Payroll Updates	
Analyst Control Panel Updates	
Snapshot Updates	
Setup Updates	
<b>REBA Rent</b>	<b>9</b>
Integrations	
Model Updates	
UI Updates	
<b>Appendix</b>	<b>11</b>

# REBA Amenities

## Enhancements

---

- Release 3.6 updates to our codebase to enhance application security.

# REBA BI

## Integrations

---

### Reputation.com Surveys

- Purpose: Separates surveys from reviews
- Fact Table: Survey Response
- Dimensions
  - Survey Question Attributes
  - Survey Response Attributes

### Fortress

- Purpose: New PMS integration
- Fact Table: Multiple fact tables
- Dimensions: Multiple dimension tables

### Yardi Affordable

- Purpose: Tracks affordable certifications, payments, income and additional affordable related data points
- Fact Table: Affordable Certification
- Dimensions:
  - Affordable Certification Attributes
  - Affordable Certification Date Aspect

## Enhancements

---

- Two new measures were added to the Renewal Offer fact table.
  - Days from Offer Create to Resolution: Counts the days between the date the offer was created and the date the offer was resolved.
  - Days from Offer Commit to Resolution: Counts the days between the date the offer was committed and the date the offer was resolved.
- Five new metrics were added to the Daily Lead Acquisition Cost Snapshot table.
  - Data Source: Funnel
  - Metrics added:
    - Total Lead Acquisition Cost
      - Total fixed costs plus [ Cost Per Lease \* Application Count ] plus [ Cost Per Lead \* Lead Count ]
    - Total Lead Acquisition Cost Per Application
      - Total Lead Acquisition Cost divided by Gross Application Count

- Total Lead Acquisition Cost Per Appointment
  - Total Lead Acquisition Cost divided by Appointment Count
- Total Lead Acquisition Cost Per Lead
  - Total Lead Acquisition Cost divided by Property Interest Count
- Total Lead Acquisition Cost Per Lease
  - Total Lead Acquisition Cost divided by Lease Count
- The GL Book dimension was added to the CapEx Project Transaction schema. Account books may now be selected in use with the CapEx Project Transaction metrics.
- A parameter was added to allow for the Rent Roll fact table to include pending leases as well as current leases.
- Added a new metric labeled Property Review Count (Rated Only). This allows for reviews without a rating to be excluded from the count.
- Added a member to the Lease Date Aspect for Lease Sign Date

## Data Quality Improvements

---

- Updated the Yardi Export packages to include logic to allow for multiple export processes per client.

## Bugs

---

- Lead Source Update
  - Data Source: Entrata
  - Resolved an issue where the Lead Source name did not update properly.
- Resolved two issues with service request data.
  - Data Source: Yardi
  - Technician comments were not being added to the table from Yardi.MM2WO.
  - Service requests that were canceled in the Yardi.MM2WO table was not updating properly with the canceled status.
- Updated attribute logic for isExcludedFromInventory\_Manual
- Data Source: RealPageBix
- Added logic for the isExcludedFromInventory\_Manual to the RealPageBix source.

# REBA Budget

## Rent Updates

---

- Pathfinder (V1) is included in 3.6. This feature, which will expand in future releases, provides a way for users to easily see the unit level details behind the results. On the KPI Screen, operational metrics such as Expiration, Move-in, Move-out, Renewal Count as well as Occupancy, Trade-out, Gross and In Place Rent data are clickable to show the unit level data.
- In the Rent Unit Details tab, additional screens have been added to show rent data by month for each unit. This data includes Expiration, Move-out, Move-in, Occupancy, Vacancy Loss, Market Rent and Lease in Place Rent
- Vacancy Days - When the Min/Max Occupancy Profile Setting is used, the Vacancy Days Profile setting will now show the original input for Vacancy Days along with the derived Vacancy Days generated by the Rent Engine

## Payroll Updates

---

- The payroll associate tax calculation was changed to the correct logic used in the calculation of the cumulative upper limit for specific payroll taxes
- We became aware of an issue where the Merit Prorate was not being applied, which caused the merit increase to apply at 100% even if the start date for the associate occurred during the current year.
- Processing in the Payroll Engine has been optimized for faster performance

## Analyst Control Panel Updates

---

- On the Analyst Control Panel notifications have been added to inform user that the profile is still processing in the background

## Snapshot Updates

---

- Snapshots created in the future will now show account level comments on the screen and in exports

## Setup Updates

---

- Setup Import
  - The import for Employee Unit has been removed from the Payroll Merit Import into its import to accommodate the monthly aspect of this data
  - A history link has been added to each import, e.g., Payroll Pay Periods, to show information such as file name, imported by, and date
- Setup Profit Center
  - The Actions Menu has been enhanced to allow bulk reset of First Forecast Month and Profit Center Tree



# REBA Rent

## Model Updates

---

- Added the ability to enter a Renewal Profile Min/Max values as a \$ in addition to the existing % type
- Separated Vacant Free Hold Days into two parameters – Vacant Ready Free Hold Days and Vacant Not Ready Free Hold Days. Previously, all Vacant Not Ready units were being treated as if they were On Notice since the available date was in the future

## Report Updates

---

- Edited interactions on the Forecast tab (RR)
- Added Lease Comparison Aspect to Trade Out tab and removed hidden aspect filter
- Remove the Total Line from the Renewal Analysis table
- Add Lease Term Slicer to Trade Out tab (narrowed to 24 months or less)
- Narrow Unit Statuses in New Lease Pricing to Vacant Ready, Vacant Not Ready, On Notice
- Sorting fix on New Lease Pricing All Pricing tab
- Remove "Over 30 Days" from date slicer on New Lease Pricing
- Changed the Lease Term Category slicer on GTL/LTL Analysis report to an individual Lease Term slicer (narrowed to 24 months or less)
- Reports/Summary – Calibration Rent is now a Normalized Calibration Rent figure
- Added search boxes to the Unit and Building Slicers on the Renewal Negotiation report
- Added Prior Rent and Prior Term columns to the Dashboard

## UI Updates

---


- UI Redesign – We have begun the UI enhancements throughout the application and are pleased to present the new Navigation Sidebar. More pages will be updated in the coming releases, and we look forward to unveiling these.
- Added a "Properties" column to the Users screen. Clicking on the icon in this column for a user will immediately bring up the property assignment menu. Clicking edit on the popup will allow you to modify the assigned properties within this popup.
- Added a new parameter called "Vacant Not Ready Unit Free Hold Days Allowed" to allow specific Free Hold Days for Vacant and Not Ready units
- Renamed "Vacant Unit Free Hold Days Allowed" to "Vacant Ready Unit Free Hold Days Allowed" to correctly reflect the new separated parameters

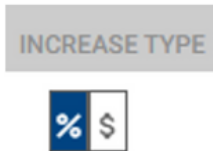


- Added “Highest Hierarchy Change Allowed” to the Roles tab of the Users screen. You can define the highest level of the portfolio hierarchy that the role can edit.
  - An example use case would be a Regional Manager who has access to an entire market, but you want to ensure that they are not making changes above the property level of the hierarchy – changing this setting to Property/Campus will lock the role to only being able to edit at the Property/Campus level.
- Modified the User Import functionality to give no property assignments instead of previously applying the portfolio
- Added a column to User import for PortfolioAccess as a True/False flag to define per user portfolio access for uploaded user lists
- Changed the “View Only” permission in the Roles tab of Users to “Comment Only” for the Alerts Dashboard permission list
- Added a tooltip to the Rec Rent Below Prior Rent Alert to define that only leases of 10 months or longer are used
- Added Prior Rent and Prior Term columns to the Rec Rent Below Prior Rent Alert. The Threshold column will remain a calculation of Prior Rent + User Defined Threshold, Metric will remain the current Rec Rent. Prior Rent and Prior Term will appear with a “-” in the rare case that there may not be prior lease data
- Added an “Overrides Active” filter checkbox on both Pricing Overrides pages to only display rows that have an override currently entered

Portfolio			
Assignment ( Portfolio - 4060 units )			
January		Default	▶ Default
February		Default	▶ Champions Walk 2024 in 2025
March		Default	▶ Classic Renewal
April		Default	▶ Default 1
May		Default	▶ Default 2
June		Default	▶ Default 3

- Added error/warning icons to the Pricing Group Screen
  - The Bell icon is an error icon when there is a missing offset to a pricing group. This error will result in a pricing run failure
  - The Anchor icon is an error icon when there is a missing Anchor designation for a Pricing Group. This error will result in a pricing run failure
  - The Exclamation icon is an error icon when an assigned floor plan has zero units. This is most common reason for this is removing renovated units from a “Classic” floor plan, but the floor plan is still assigned to a Pricing Group. If you remove the floor plan that contains no units, it will disappear. If units are ever added back into that floor plan, they will appear in the Unassigned Floor Plans pane to be re-assigned when appropriate

-  The Pencil icon is a warning icon when there are no configured pricing groups. This is a warning, but pricing runs are not eligible until at least one correct pricing group is created
- Added "Increase Type" to compliment model changes for Min/Max \$ profiles and allow the user to choose their methodology



- Added a tooltip with an informational icon on the Parameters screen for Price Floors to give additional information about the types of Price Floors
- Renamed the "Lease Expiration Management" page to "Expiration Management"
- Added a column to Expiration Management called "F12 Mo." which displays the forward 12 months of expirations to determine what your annual expiration limits are

EXPIRATIONS	F12 Mo	Apr '25
RECOMMENDED	96.6%	7.8%
OVERRIDE	51.4%	9.0%
FINAL TARGET	100.0%	9.4%
ACTUAL	91.8%	6.7%
REMAINING	8.2%	2.7%

- Added the ability to export the Expiration Management screen to Excel. It will export at the level you select in the hierarchy and beneath. For example, if you choose Market A, it will display summary data for Market A, all submarkets in Market A and all properties/pricing groups within Market A.
- Added multi-select capabilities across the application with standard Windows-like functionality. Clicking on a checkbox in a list, holding Shift and then clicking on a box further down the list will select all boxes between the first and second selection
- Added an Unassign Floor Plans option on the Pricing Groups screen which allows bulk removal of Floor Plans from an existing Pricing Group
- Added Calibration Rent to the Renewal Workbench. This number is specially calculated for the Renewal Workbench and may not match other uses of Calibration Rent within the app since the Renewal Workbench is built for Unit level analysis. The calculation for the Calibration Rent on the Renewal Workbench is Pricing Group Calibration Rent + Floor Plan Offset + Unit Amenities. The intent is for users to accurately track the achieved rents as if this specific unit were to rent today
- Added Building Number to the Alerts Dashboard when applicable – The unit number is appended to the building number when it exists in the Unit column. For example, building 1, unit 200 would display in the Unit column of the Alerts Dashboard as "1-200"

- Added Wildcard Search options to the following pages: Users, Rent Control, Renewal Profiles, Renewal Workbench and Pricing Overrides. Wildcard Search can be used by placing a “%” where you intend for the wildcard character. For example, searching for “1%” would show all units that begin with 1 followed by anything. Searching “%11” would show all units that end with 11 but have anything preceding it

## Bugs

---

- Fixed a bug where the Yardi Market Rent export would round up but the application would round down leading to a variance between the UI and PMS
- Fixed several bugs with the Renewal Workbench where MTM lease edge cases were not visible even though they were eligible for an offer
- Fixed a UI bug on the Pricing Groups screen where a tooltip would appear and interrupt mouse movements when a property name was not long enough to warrant a tooltip
- Improved the performance of the Users and Pricing Group to prevent edge cases where Unhandled Exception Errors would appear
- Fixed a UI bug on the Concessions screen where not all hierarchy changes were receiving the correct yellow triangle consistent with the rest of the app
- Enlarged the interaction icons on the Alerts Dashboard (Snooze, Watch, Dismiss) to be easier to click when on small screens
- Improved search to automatically modify the displayed hierarchy to match selected search results
- Fixed a bug where Alert Notes might not persist in rare cases
- Fixed a bug where Pricing Group changes might display an incorrect date in the Last Modified column
- Fixed a bug where T12 calculations on the Renewal Workbench may be incorrect in rare instances of very long-standing MTM leases
- Fixed a bug where the auto-remove feature of the Unit Pricing Overrides screen was not functioning as expected
- Fixed a bug where “Move-In By” concession types at a level higher than the unit level would not show on the New Lease Pricing
- Fixed a bug where some alerts would not appear as expected when applied to a Campus

# Appendix

## Table Updates

Table Name	Action Take	Notes
Affordable Certification	Add	
Affordable Certification Attributes	Add	
Affordable Certification Date Aspect	Add	

## New Attributes




Attribute Table	Attribute Name	Data Source
Affordable Certification Attributes	Certification Code	Yardi Affordable
Affordable Certification Attributes	Certification Income Limit Group	Yardi Affordable
Affordable Certification Attributes	Certification Status	Yardi Affordable
Affordable Certification Attributes	Certification Type	Yardi Affordable
Affordable Certification Attributes	Certification Type Group	Yardi Affordable
Affordable Certification Attributes	Subsidy Code	Yardi Affordable
Affordable Certification Attributes	Subsidy Group	Yardi Affordable
Affordable Certification Attributes	Subsidy Type	Yardi Affordable
Affordable Certification Attributes	Certification Completed Date	Yardi Affordable
Affordable Certification Attributes	Certification Created Date	Yardi Affordable
Affordable Certification Attributes	Certification Effective Date	Yardi Affordable
Affordable Certification Attributes	Certification Owner Signed Date	Yardi Affordable
Affordable Certification Attributes	Certification Tenant Signed Date	Yardi Affordable
Affordable Certification Date Aspect	Affordable Certification Date Aspect	




























# New Measures

Table Name	Measure Name	Data Source
Affordable Certification	Certification Count	Yardi Affordable
Affordable Certification	Certification Dependent Count	Yardi Affordable
Affordable Certification	Certification Household Uncounted Members	Yardi Affordable
Affordable Certification	Certification Household Count	Yardi Affordable
Affordable Certification	Certification Household Counted Members	Yardi Affordable
Affordable Certification	Certification Household Size	Yardi Affordable
Affordable Certification	Affordable Market Rent	Yardi Affordable
Affordable Certification	Affordable Market Rent Variance to Max Rent \$	Yardi Affordable
Affordable Certification	Affordable Market Rent Variance to Max Rent %	Yardi Affordable
Affordable Certification	Certification Max Rent	Yardi Affordable
Affordable Certification	Contract Rent	Yardi Affordable
Affordable Certification	Contract Rent Variance to Max Rent \$	Yardi Affordable
Affordable Certification	Contract Rent Variance to Max Rent %	Yardi Affordable
Affordable Certification	Housing Assistance Payment	Yardi Affordable
Affordable Certification	Total Tenant Payment	Yardi Affordable
Affordable Certification	Utility Allowance	Yardi Affordable
Affordable Certification	Certification Household Income	Yardi Affordable
Affordable Certification	Certification Max Household Income	Yardi Affordable
Affordable Certification	Household Income Variance to Max Household Income \$	Yardi Affordable
Affordable Certification	Household Income Variance to Max Household Income %	Yardi Affordable
Affordable Certification	Days from Completed to Effective	Yardi Affordable
Affordable Certification	Days from Creation to Completed	Yardi Affordable
Affordable Certification	Days from Creation to Effective	Yardi Affordable
Affordable Certification	Days from Creation to Owner Signature	Yardi Affordable
Affordable Certification	Days from Creation to Tenant Signature	Yardi Affordable
Affordable Certification	Days from Owner Signature to Effective	Yardi Affordable
Affordable Certification	Days from Tenant Signature to Effective	Yardi Affordable
Daily Lead Acquisition Cost Snapshot	Total Lead Acquisition Cost	Funnel
Daily Lead Acquisition Cost Snapshot	Daily Lead Acquisition Cost Per Application	Funnel
Daily Lead Acquisition Cost Snapshot	Total Lead Acquisition Cost Per Appointment	Funnel
Daily Lead Acquisition Cost Snapshot	Total Lead Acquisition Cost Per Appointment	Funnel
Daily Lead Acquisition Cost Snapshot	Total Lead Acquisition Cost Per Appointment	Funnel
Renewal Offer	Days from Renewal Offer Create to Resolution	PMS
Renewal Offer	Days from Renewal Offer Committed to Resolution	PMS
Property Review	Property Review Count (Rated Only)	

# Integrations

In this release, we added new integrations for Perq, GoogleAds, and Birdeye in REBA BI and Appfolio in REBA Rent

Key	
	Currently Supported
	New to 3.6 Release
	Coming Soon

Category	Inegration	BI Supported	Rent Supported	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	BI Supported	Rent Supported	Coming Soon
<b>PMS Modules</b>	Yardi Affordable	●		—
	Yardi Procurement			—
	Yardi Student Housing			—
	Yardi International			—
<b>Property Management System</b>	Yardi	○	○	
	RealPage/OneSite	○		
	MRI	○		
	Entrata	○	○	
	AppFolio		○	
	Resman			—
	Fortress	●		—
	Quext			—
<b>Visualization &amp; Maps</b>	Engrain	○		
	Evolution Virtual			—
<b>SFR PMS</b>	Marketplace	○		
	Mynd	○		
	Progress	○		
	Renters Warehouse	○		
<b>Smart Home</b>	SmartRent			—
<b>Utilities</b>	Conservice			—
<b>Websites</b>	Google Analytics	○		—