3.9
RELEASE NOTES

DECEMBER 2025 V1

REBA

REBA 3.9 RELEASE NOTES

REBA 3.9: Focused Improvements Across the Platform

Release 3.9 strengthens the core of the REBA platform with targeted improvements to performance, reliability, and data accuracy across products. While this release is light on new features, it delivers meaningful refinements that improve everyday workflows and reinforce a stable foundation for what's next.

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REBA AMENITIES

In the 3.9 release, REBA Amenities focused on improving overall stability and reliability through a series of bug fixes and performance improvements. These updates help ensure a smoother day-to-day experience and more consistent behavior across amenities workflows.

While this release does not introduce new features, it strengthens the foundation of REBA Amenities so teams can operate with confidence.

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REBA BI

Release 3.9 delivers key enhancements focused on improving performance and reliability. This update optimizes ETL and pipeline processes for greater efficiency, introduces logic refinements to improve subsidy calculations and make-ready status tracking, and includes targeted data quality improvements to ensure more accurate and consistent reporting.

BUGS

- Corrected an issue causing "phantom" make-ready records. Previously, make-ready entries were incorrectly generated when a residency record was created for a move-in without a prior move-out and no actual make-ready process had occurred.

- Resident Transactions – Corrected an issue where some transactions were rounding in the wrong direction.

DATA ENHANCEMENTS

- **Entrata Data Source**

  – Added prospect names to property interest and customer event records for improved tracking.

  – REBA now considers the stated availability status in Entrata when determining property availability.

- **Yardi Data Source**

  – Vendor code and vendor name are now imported into REBA even if job cost functionality is not enabled. Note: This update requires clients to upgrade their y Export package to version 3.8.

  – Updated subsidy rent calculations to use the PMS-stated rent when the REBA-calculated rent differs by more than 30%, ensuring greater accuracy.

- **General Data Enhancements**

  – Lease Signer Age Calculation - Enhanced logic to reduce errors caused by invalid dates (e.g., 2099, 1900, 9999), improving accuracy in average age reporting.

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REBA BI

TruSight

Variance Commentary

KEY TAKEAWAYS:

- Explain Financial Variances: Easily add variance commentary and explain financial variances across scenarios (eg. Budget, Proforma) directly within the BI TruSight platform at both GL Account and category levels.

- rebaAI-Powered Insights: Executive summaries that help you quickly grasp complex financial narratives, understand overall performance, and spot key trends.

- Admin Hub

  Admins can:

  – Define materiality threshold rules to determine when variance comments are required

  – Configure assignments by specifying who should provide commentary, when and the review & approval chain.

  – Streamlined Workflow: Once administrators define roles in the commentary workflow (writer, reviewer, approver), assigned users gain access to dedicated task management pages that guide them through completing variance commentary from start to finish.

  – Export Functionality: Generate formatted variance reports and export them to Excel or PDF for easy sharing and further analysis.

ENHANCE YOUR FINANCIAL REPORTING WITH REBA BI TRUSIGHT'S VARIANCE COMMENTARY

Understanding and explaining financial performance deviations has traditionally been a time-consuming, manual process often reliant on external tools like Excel. To centralize your financial data aggregation, improve transparency, and streamline your commentary process, we are excited to introduce the new Variance Commentary module.

This powerful new feature empowers you to seamlessly document and analyze financial variances directly within the REBA BI TruSight application. You can add detailed explanations for financial differences at both the GL Account and Category/Node levels, comparing actuals against various scenarios such as Budget or Proforma. rebaAI generated executive summaries can help you quickly grasp complex financial narratives & identify key trends.

Administrators gain robust control to facilitate the workflow end-to-end including assignments & defining rules-based thresholds ($ and % variances) that automatically flag when comments are required. This helps teams manage the comprehensive review and approval workflows, including options for reviewers to reject comments with feedback. You can also export your variance reports to Excel or PDF for flexible sharing and further analysis.

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REBA BUDGET

ANALYST CONTROL PANEL

- New screen to allow user to select line-items for any account and profit center for deletion

RENT

- Download Profile Details for Original, Alternate Profiles, and Manual edits for all Profit Centers

SWITCHBOARD

- Optimization to improve Switchboard performance

PAYROLL

- Enhancement to allow allocation of Employee Unit

FABRIC

- Work to prepare the application for use with Fabric

BUDGET SEASON

- Support for customers during budgets; various tasks to accommodate specific needs

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REBA RENT

SUMMARY OF HIGHLIGHTED FEATURES

MODEL UPDATES

- Adjusted the Target Expirations timeframe for calculations of move-ins by month by floorplan to more accurately address move-in lag from lease to taking occupancy (Clients on 3.8 from late October onward will already have this)

- Adjusted the Rent Control Max Legal Rent application on New Lease Pricing so that hold times and concessions cannot exceed the Max Legal Rent

- Modified the Lead Model storage in the database which should slightly improve nightly ETL processes

- Added New Lease Pricing Start Date parameter

  Allows a user to select if pricing start date is first unoccupied date of a unit or make ready date

- Introduced Vacant/Near-Vacant Discounts

  Added 6 new parameters:

  – Aggressiveness Factor – Percentage input of how quickly the Max Discount will be applied

  – Min Vacancy % Before Discount – Minimum % of a unit count before discounts will be applied

  – Preferred Vacancy % – Percent of a unit count that the user prefers to operate with. Determines when and how discounts are applied

  – VNV Date Type – Determines which date to use for the model to determine if a unit is considered vacant/near-vacant (Vacancy Date/Make Ready Date)

  – VNV Days – Determines how far in the future the model will look to find vacant/near-vacant units

  – VNV Max Discount % – Maximum % of a discount that the model can apply to a vacant/near-vacant unit

REPORT UPDATES

- Fixed an issue where Property/Campus combinations were displaying a "No Pricing Group" option in the Pricing Group slicer on the Traffic tab

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UI UPDATES

- Removed High Application % Alert (Replaced by separate High/Low Leasing Velocity Alerts)

- Added High Leasing Velocity Alert

  – Configuration by default: alert if Leasing Velocity metric of a Pricing Group exceeds 3%

- Added Low Leasing Velocity Alert

  – Configuration by default: alert if Leasing Velocity metric of a Pricing Group is below .5%

- Added a Stale Comp Pricing Alert (If Comps are enabled)

  – Configuration by default: alert when Comp Pricing has not been updated in 8 days

  – If the Comps are updated midday after an alert is triggered, the alert will be cleared the following day

- Added Expiration Overage Alert

  – Configuration by default: alert when a month exceeds the Expiration Threshold of a Pricing Group (set within the Expiration Management screen) by greater than 2%

  – You may enter a negative number as the Alert Threshold and you will be alerted prior to exceeding the threshold by the negative percentage you enter. For example, -3% would alert the user when you are greater than 3% **below** the Expiration Threshold

- Added a new Summary tab to the Renewal Workbench page, **user guide attached**

  – Shows a grouped and aggregated table of offers for the selected population with links to specific offer statuses

- Renewal Workbench Exports now respect search filters to only export displayed data

- Removed REBA Admin user pricing runs from the application UI

- Disabled the ability for users to run a Pricing Run while the nightly ETL is still occurring

- Improved performance of the Renewal Workbench with large datasets

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NOTABLE BUG FIXES/IMPROVEMENTS
(SOME OF THESE MAY HAVE ALREADY BEEN APPLIED TO YOUR ENVIRONMENT)

- Fixed a bug where certain units were missing from the Rent Control Unit Override population group

- Fixed a rare bug and added alerting and handling for when Entrata properties may not respond with a valid PMSid

- Fixed a bug where concessions entered to start on the same day of creation may not display correctly in the New Lease Pricing report

- Fixed a rare bug where editing multiple rows in the Comp Update screen would cause the Verify option to not function as intended

- Fixed a bug where after an environment upgrade the Lease End date on the Renewal Workbench Term Detail Modal would show "Invalid Date" and required manual interaction from REBA

- Fixed a bug causing clients with multiple PMS destinations to experience log pricing run times

- Fixed a bug where unrealistically high rents (> $100,000,000 per month) were causing database errors

- Fixed a bug on the Alert Dashboard where Best Rent Below Prior Rent was displaying an incorrect header in the export excel spreadsheet

- Fixed a bug where the No Leasing Alert may not trigger consistently or may be triggering when not applicable

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.

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REBA INTEGRATIONS

With REBA 3.9, our integration strategy continues to focus on depth and impact over volume. This release includes the addition of Axiometrics, expanding support for a key data source used by multifamily operators. Alongside this update, we remain focused on strengthening the integrations that deliver the most value, while continuing to advance high-impact partnerships behind the scenes.

KEY
- ◯ Currently Supported
- — Coming Soon

CATEGORY	INTEGRATION	BI SUPPORTED	RENT SUPPORTED	COMING SOON
Competitive Market Survey	Axiometrics	◯		
	Apartment IQ			—
	Keyway			—
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	◯		
Mystery Shops, Surveys, Reputation Management	Grace Hill – Validate	◯		
	Kingsley	◯		
	Maritz	◯		
	Reputation.com	◯		
	ResPage	◯		
	Opiniion	◯		
	Birdseye	◯		
ORA Scores	JTurner	◯		
PMS Modules	Yardi Affordable	◯		

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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	○		
Websites	Google Analytics	○		

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