



REBA 4.0

04.23.2026

What to expect in REBA 4.0

REBA 4.0 strengthens the platform with more accurate data, faster performance and a more modern, flexible experience.

At its core is the move to Microsoft Fabric, delivering more consistent data, dependable processing and a scalable foundation built to grow with your portfolio.

This release also expands rebaAI across the platform, with new insights in Rent that highlight key trends, surface important signals and provide clear context so teams know what is happening and where to focus next while staying in control.

REBA Rent also introduces Dark Mode, giving users more flexibility and a more comfortable experience during extended use.

REBA **Rent**

rebaAI INSIGHTS IN RENT



rebaAI Insights brings a new layer of intelligence directly into your pricing workflow, turning complex data into clear, actionable guidance in seconds.



Instead of digging through reports or second-guessing recommendations, teams get instant summaries, contextual explanations and smart callouts that highlight what matters most.



It's like having an analyst built into every screen, helping you quickly understand why rents are moving, where to focus and what to do next.

rebaAI INSIGHTS IN RENT RENEWAL WORKBENCH

Overview

Summarizes renewal trends, offer variances and concession burn-off across your portfolio so teams can act fast without digging through rows of data.

Key Use Cases

- ✓ Find properties or submarkets with the largest gap between current best offers and locked and/or sent offers
- ✓ Spot concession burn-off opportunities for stronger renewals
- ✓ Compare renewal performance across sibling properties or submarkets to surface outliers that need attention

The screenshot displays the 'Renewal Workbench' interface. At the top, there are tabs for 'Summary' and 'Detail'. Below the tabs, there are filters for 'Show: Show All' and 'Status: All'. The main content area is titled 'Summarized Renewal Offers' and contains a table with columns for 'Portfolio Hierarchy' and 'Expiring Lease'. The table is organized into a hierarchy: Region, City, Property 1, and Property 2. Each level has a dropdown arrow. The 'Expiring Lease' section includes columns for Term, Gross Rent, Concession, and Effective Rent. A tooltip 'Show rebaAI Insights' is visible over the table. To the right, a sidebar titled 'rebaAI Insights' shows a 'Summary' tab and an 'Insight' tab. The 'Insight' tab contains text: 'Based on the analysis, consider the following actions:' followed by three bullet points: 'Review locked and/or sent offers', 'Prioritize offer finalization', and 'Address performance outliers'.

Portfolio Hierarchy	Expiring Lease			
	Term	Gross Rent	Concession	Effective Rent
Region	11	1,350	147	1,303
City	10	1,397	168	1,329
Property 1	10	1,145	311	1,114
0x1 414	9	1,093	75	1,018
1x1 575		1,155	357	1,112
Property 2	11	1,495	213	1,402
1x1 610	10	1,242	180	1,222
1x1 750-850	11	1,323	209	1,303

rebaAI Insights

Summary Insight

Based on the analysis, consider the following actions:

- **Review locked and/or sent offers:** Current best offers are lower than locked and/or sent offers on average. Consider proactive outreach with revised offers to improve acceptance rates. Investigate whether market conditions or Renewal Profile settings have changed.
- **Prioritize offer finalization:** 66 offers remain to be locked and/or sent. Finalizing offers reduces exposure to changing market conditions.
- **Address performance outliers:** 2x2 1040 shows an average effective increase of -5.8%, which differs significantly from the overall average. Investigate root causes and consider pricing strategy adjustments.

rebaAI INSIGHTS IN RENT

NEW LEASE PRICING

Overview

Surfaces the pricing signals that matter most, flagging vacancy duration, pricing freshness and amenity outliers so teams know where to focus.

Key Use Cases

- ✓ Find units with extended vacancy that may need a pricing adjustment
- ✓ Surface amenity value outliers where premiums or discounts may not align with market expectations
- ✓ Quickly triage large unit lists to pinpoint which pricing groups or properties need immediate attention

New Lease Pricing

Best Pricing Date as of : 04/01/26

Pricing Status ^	Property ^	Bldg Number ^	Unit ^	Unit Status ^
Stale	Creek Drive Apartments	11	313	Vacant Ready
Stale	Creek Drive Apartments	13	330	Vacant Ready
Stale	Mountain Point View	19	413	Vacant Ready
Stale	Mountain Point View	17	2134	Vacant Ready
Stale	Boulevard at 1502	18	2140	Vacant Ready

rebaAI Insights

Summary Insight

New Lease Pricing Summary

Among the visible units, properties such as Creek Drive Apartments, Boulevard at 1502, and Mountain Point View, are represented, with most units showing stale pricing. Notably, several units have been vacant for extended periods, with some exceeding 100 days, which may require immediate attention.

This summary reflects the units currently visible on screen and may not represent the full property or portfolio. Use it to identify where to focus your attention next.

Key Observations

The dominant unit status in this view is Vacant Ready. Other statuses such as Vacant Not Ready and On Notice are also present, with units like Mountain Point View – Unit 0706 vacant for an extended period of 263 days.

Amenity values across the visible units vary

rebaAI INSIGHTS IN RENT CONCESSIONS

Overview

Gives teams an instant read on active concessions, spotting patterns across properties and letting you drill into any concession's structure, scope and timing

Key Use Cases

- ✓ Generate a portfolio-level snapshot of all active concessions to understand the current incentive landscape at a glance
- ✓ Evaluate concession duration discipline by identifying open-ended offers that may need a defined expiration or review date
- ✓ Compare concession structures across submarkets and properties to assess whether incentive spend is aligned with leasing goals

The screenshot displays the 'Concessions' dashboard. At the top, there's a 'Concessions' header. Below it is a section for 'Active Concessions' with a table. A tooltip 'Show rebaAI Insights' points to a lightbulb icon in the 'Name' column of the first row. To the right, a detailed insight panel for 'Offer 1 | Concession Analysis' is shown, including a summary, concession structure, and targeting information.

Name ^	Applies To ^	Amount ^	Lease ^	Freq. ^
Multiple 6		1 mo.	New	One-time
Offer 1	South Valley	4 mo.	New	One-time
offer 2	Multiple 4	3 mo.	New	One-time

Offer 1 | Concession Analysis

Type: Free Rent | Value: 4 Months Free Rent
Frequency: One-time | Lease Type: New Lease
Lease Term: 5 months | Event Type: Lease By
Start Date: 02/04/26 | Expiration: Open-ended (no expiration set)
Created By: M. Smith on 02/04/26

Concession Structure

This concession offers 4 months of free rent as a one-time discount for new leases with a term of 5 months. Prospective tenants must sign the lease to qualify, and there is currently no expiration date for this offer. This represents an effective ~80.0% discount on the total lease value.

Scope & Targeting

Applies to:

- Market: South Valley

DARK MODE IN RENT

Overview

For users that prefer it, Dark Mode in REBA Rent provides a modern, low-light interface that can be easier on the eyes during extended use.

Key Use Cases

- ✓ Reduce eye strain during long analysis sessions
- ✓ Improve visibility in low-light environments
- ✓ Stay focused while working across dense data views
- ✓ Customize the interface to personal preference

The screenshot displays the 'New Lease Pricing' interface in dark mode. It features a table with the following columns: Market, Submarket, Property, Pricing Group, Floor Plan, Bldg, Unit, Unit Status, Vacant Days, Base Rent, Offset, Amenit Value, and Market Rent. The table contains 16 rows of data, including a total row at the bottom. The interface also includes a sidebar with navigation icons, a top navigation bar, and a footer with pagination controls.

Market	Submarket	Property	Pricing Group	Floor Plan	Bldg	Unit	Unit Status	Vacant Days	Base Rent	Offset	Amenit Value	Market Rent
Southeast	Mandarin	Property 7-183	2x2	2BR 2 Bath SM	108	108	Vacant Not Ready		\$1,390	\$0	\$250	\$1,800
Southeast	Mandarin	Property 7-183	2x2	2BR 2 Bath	108	108	Vacant Not Ready		\$1,390	\$0	\$250	\$1,800
Southeast	Mandarin	Property 7-183 - 183 - 1	2x2	2BR 2 Bath SM	108	108	On Notice		\$1,390	\$0	\$250	\$1,800
Southeast	Mandarin	Property 7-183	2x2	2BR 2 Bath SM	108	108	On Notice		\$1,390	\$0	\$250	\$1,800
Southeast	Mandarin	Property 7-183	2x2	2BR 2 Bath SM	108	108	On Notice		\$1,390	\$0	\$250	\$1,800
Southeast	Mandarin	Property 7-183	2x2	2BR 2 Bath	108	108	On Notice		\$1,390	\$0	\$250	\$1,800
Southeast	Mandarin	Property 7-183	2x2	2BR 2 Bath	108	108	On Notice		\$1,390	\$0	\$250	\$1,800
Southeast	Mandarin	Property 7-183	2x2	2BR 2 Bath	108	108	On Notice		\$1,390	\$0	\$250	\$1,800
Southeast	Mandarin	Property 7-183	2x2	2BR 2 Bath	108	108	On Notice		\$1,390	\$0	\$250	\$1,800
Southeast	Mandarin	Property 7-183	2x2	2BR 2 Bath	108	108	Vacant Not Ready		\$1,390	\$0	\$250	\$1,800
Southeast	Mandarin	Property 7-183	2x2	2BR 2 Bath	108	108	On Notice		\$1,390	\$0	\$250	\$1,800
Southeast	Mandarin	Property 7-183	2x2	2BR 2 Bath	108	108	Vacant Not Ready		\$1,390	\$0	\$250	\$1,800
Total								16	\$1,390	\$0	\$250	\$1,800

REBA **BI**

Renewal Offer Data – Expanded Structure

Overview

The single Renewal Offer fact table has been replaced with three new tables: Renewal Offer Summary, Renewal Offer Version and Renewal Offer Term. This structure provides more granular visibility into the full renewal lifecycle, from overall summaries to individual offer letters and term options. All updates are detailed in the Field Mapping document.

Key Use Cases

- ✓ Expanded renewal analysis capabilities down to the terms offered.
- ✓ Track and compare renewal offer versions to understand how offers evolve over time
- ✓ Gain clear visibility into resident-facing offers to better align pricing strategy and outcomes



Delinquency Open Amounts – Enhanced Historical Snapshot Methodology

Overview

Delinquency open amounts now use actual transaction and partial payment history for more accurate results. Post-move-out balances are capped at 120 days instead of persisting indefinitely. Expect changes in historical delinquency metrics and trend reports.

Key Use Cases

- ✓ Identify residents who are chronically delinquent
- ✓ Evaluate the effectiveness of collection efforts over time



New Integration - Keyway

REBA BI 4.0 introduces a new integration with Keyway, expanding the data available in two areas of the model. Keyway now powers the Competitive Market Survey, giving you access to market-level competitive data alongside your own performance. It also provides Google review scores directly into the Property Review model, offering a more complete view of your property reputation in a single place.



+



keyway

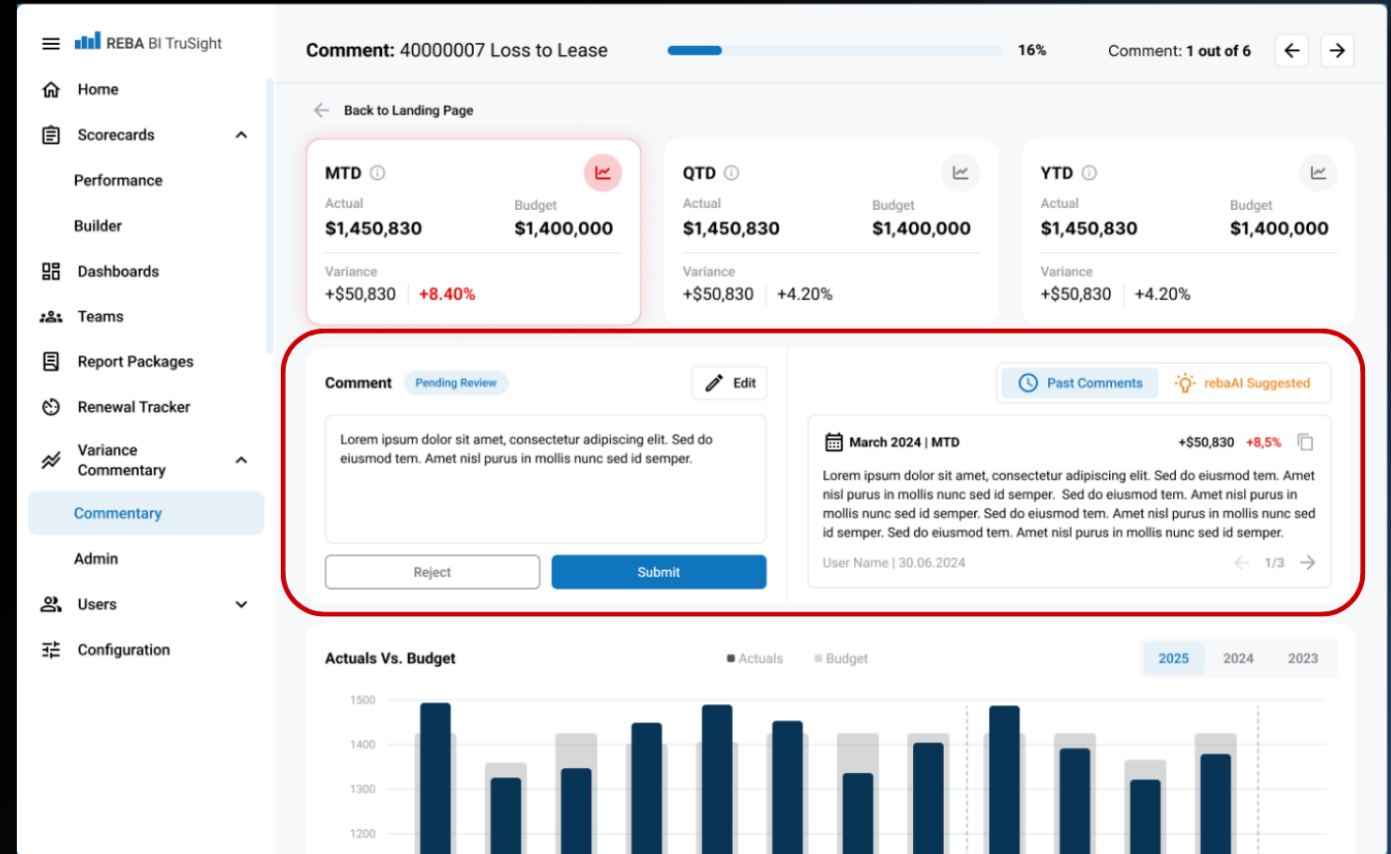
rebaAI Generated Variance Comments in TruSight

Overview

rebaAI uses underlying financial and transactional data to surface clear explanations and supporting details directly in the variance commentary workflow, helping users move from analysis to finalized commentary faster

Key Use Cases

- ✓ Draft variance explanations quickly
- ✓ Standardize commentary across teams
- ✓ Reduce time spent digging through reports



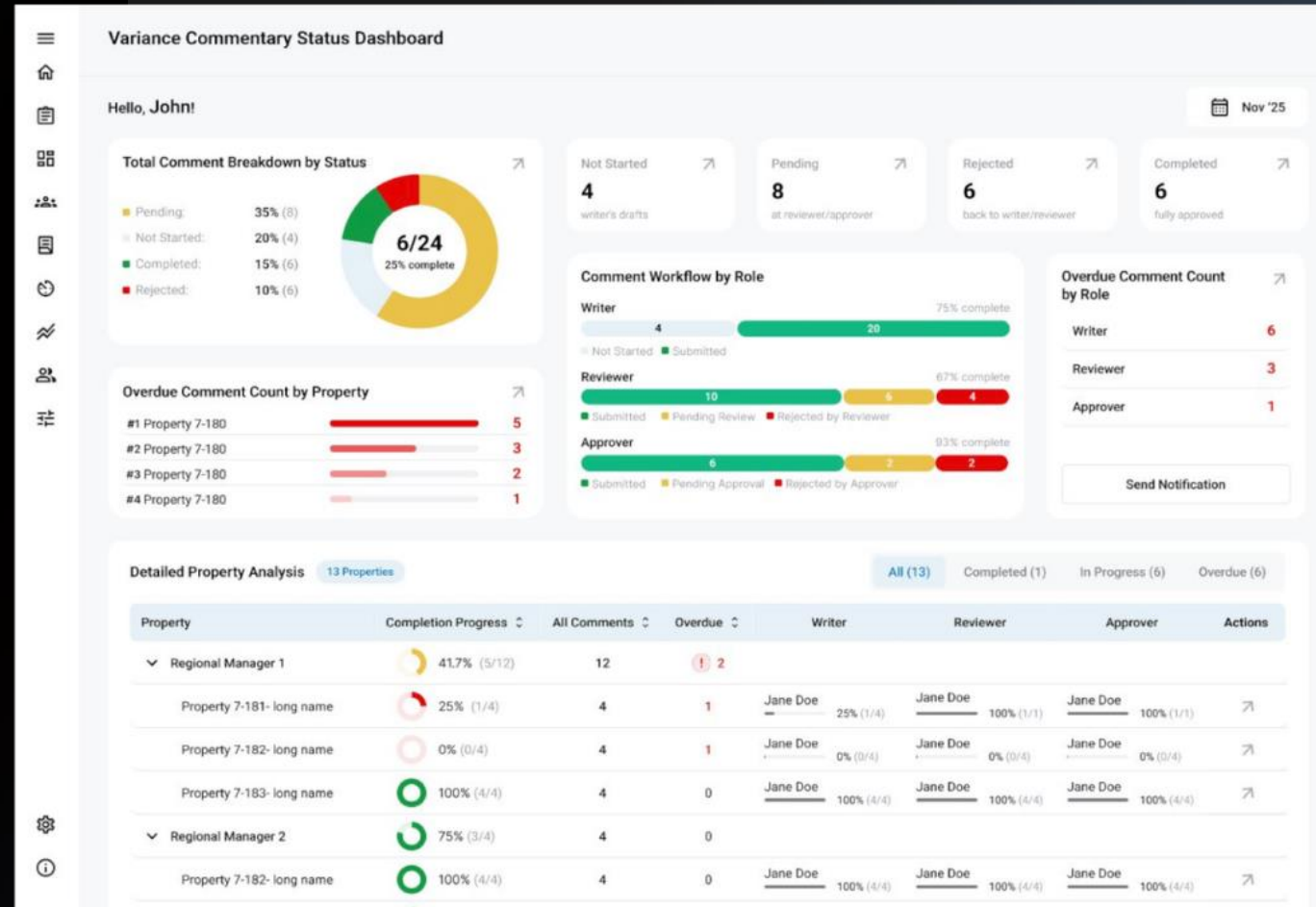
Workflow Status Dashboard in TruSight

Overview

A centralized dashboard provides a real-time view of variance commentary workflow across properties allowing users to quickly track progress, identify overdue items and ensure accountability at every stage.

Key Use Cases

- ✓ Monitor commentary progress across properties
- ✓ Identify and follow up on overdue items
- ✓ Ensure workflows are completed on time
- ✓ Maintain accountability across teams



REBA **Budget**

BULK FREEZE ENHANCEMENT

Overview

PMS Freeze enhancement in 4.0 introduces bulk actions and improved visibility. Users can now freeze or unfreeze multiple profit centers at once and easily see freeze status and timing directly in the Rent Engine.

Key Use Cases

- ✓ Freeze multiple profit centers in a bulk fashion
- ✓ Quickly unfreeze when ready to use current PMS data
- ✓ Verify freeze status without navigating into each profit center
- ✓ Audit when freezes were applied

The screenshot displays the Rent Engine interface. On the left is a navigation menu with 'Rent' highlighted. The main content area shows various configuration sections like 'Rent Seasonality', 'Renewal Parameter Set', and 'Concession Parameter Set'. A 'Profit Center Freeze' modal window is open, showing a table with columns for Profit Center Code, Profit Center Name, PMS AS-OF DATE, FREEZE DATE, and FREEZE STATUS. The table lists several profit centers with their respective freeze dates and statuses (checked for freeze, unchecked for unfreeze). A search bar and pagination controls are also visible in the modal.

PROFIT CENTER CODE	PROFIT CENTER NAME	PMS AS-OF DATE	FREEZE DATE	FREEZE STATUS
		2026/03/30	2026/03/30	<input checked="" type="checkbox"/>
		2026/01/23	2026/03/30	<input checked="" type="checkbox"/>
		2026/03/30	2026/03/30	<input checked="" type="checkbox"/>
		2026/01/23	2026/03/30	<input checked="" type="checkbox"/>
		2026/01/23	2026/03/30	<input checked="" type="checkbox"/>
		2026/01/23	2026/03/30	<input checked="" type="checkbox"/>
		2026/01/23	2026/03/30	<input checked="" type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>
				<input type="checkbox"/>

UNIT DETAILS ALL IN ONE PLACE

Overview

Users can click into a unit directly from the rent roll to view in-place rent, market rent, occupancy and probability metrics without switching tabs.

Key Use Cases

- ✓ Quickly evaluate a unit's full performance
- ✓ Compare rent, occupancy and probability metrics in one view
- ✓ Reduce time spent navigating between tabs
- ✓ Make faster pricing and leasing decisions

The screenshot displays a 'Rent' roll table with columns for various metrics and months. A pop-up window titled '1750' is open, showing detailed metrics for a specific unit. The pop-up window includes an 'Export' button and a 'Close' button.

Unit Level Details	Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26	Sep 26	Oct 26	Nov 26	Dec 26	Jan 27	Feb 27	Mar 27	Apr 27	May 27	Jun 27
Lease in Place Rent	1215	1215	1215	1215	1215	1215	1215	1215	1215	1215	1215	1215	1284	1258	1239	1239
Market Rent	1219	1210	1212	1214	1215	1215	1215	1215	1215	1215	1216	1217	1218	1219	1221	1223
Vacancy Loss	0	0	0	0	0	0	0	0	0	0	0	0	264	585	0	0
Occupancy	103.0%	103.0%	103.0%	103.0%	108.0%	108.0%	106.6%	100.6%	100.6%	100.6%	100.0%	100.0%	78.3%	92.0%	100.0%	100.0%
Expiration Probability	-	-	-	-	-	-	-	-	-	-	-	-	1.00	-	-	-
Renewal Probability	-	-	-	-	-	-	-	-	-	-	-	-	8.52	-	-	-
Moveout Probability	-	-	-	-	-	-	-	-	-	-	-	-	0.48	-	-	-
Movein Probability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.48	-

FLEXIBLE ASSOCIATE PAYROLL MANAGEMENT

Overview

With this enhancement, a new Payroll Management tab has been added to the Payroll screen, giving users a dedicated place to manage associates at scale.

Key Use Cases

- ✓ Remove large groups of associates at once
- ✓ Clean up imported or outdated data
- ✓ Manage associates across profit centers
- ✓ Quickly find and update specific records

The screenshot shows a web application interface for Payroll Management. At the top right, there are navigation links for 'Associate Detail', 'Payroll Report', and 'Payroll Management'. Below these is a search bar with a 'Search' button and a 'Clear' link. The main content is a table titled 'Payroll' with the following columns: ASSOCIATE NAME, POSITION, ALLOCATION-PROFIT CENTER, IMPORTED/MANUAL, and SELECT. The table contains 25 rows of data, each representing an associate with their respective details.

ASSOCIATE NAME	POSITION	ALLOCATION-PROFIT CENTER	IMPORTED/MANUAL	SELECT
Associate 1	Service Mngr / COM/SVM	100-River Crossings/8252	Imported	<input type="checkbox"/>
Associate 2	Community Mngr / COMMC	100-River Crossings/8252	Imported	<input type="checkbox"/>
Associate 3	Leasing Professional / COM	100-River Crossings/8252	Manual	<input type="checkbox"/>
Associate 4	Leasing Professional / COMLP	100-River Crossings/8252	Imported	<input type="checkbox"/>
Associate 5	Service Tech / COMMSV	100-River Crossings/8252	Imported	<input type="checkbox"/>
Associate 6	Service Tech / COMMSV	100-River Crossings/8252	Imported	<input type="checkbox"/>
Associate 7	Service Tech / COMMSV	100-River Crossings/8252	Imported	<input type="checkbox"/>
Associate 8	Service Tech / COMMSV	100-River Crossings/8252	Imported	<input type="checkbox"/>
Associate 9	Leasing Professional / COMMSV	100-River Crossings/8252	Imported	<input type="checkbox"/>
Associate 10	Service Tech / COMMSV	100-River Crossings/8252	Imported	<input type="checkbox"/>
Associate 11	Resident Relations Mngr / COM/RR	100-River Crossings/8252	Imported	<input type="checkbox"/>
Associate 12	Community Mngr / COMMCM	100-River Crossings/8252	Imported	<input type="checkbox"/>
Associate 13	Leasing Professional / COM	50-Mountain 700/5140	Imported	<input type="checkbox"/>
Associate 14	Resident Relations Mngr / COMM/RR	50-Mountain 700-2/5257-M	Imported	<input type="checkbox"/>
Associate 15	Service Tech / COMMSV	50-Mountain 700-2/5257	Imported	<input type="checkbox"/>
Associate 16	Leasing Professional / COM/MLP	100-Lakes of Northdale/5151	Imported	<input type="checkbox"/>
Associate 17	Service Tech / COMMSV	100-Aston/5133	Imported	<input type="checkbox"/>
Associate 18	100-Green Grove Commons/	100-Green Grove Commons/5156	Imported	<input type="checkbox"/>
Associate 19	100-Green Grove Commons/5156	100-Green Grove Commons/5156	Imported	<input type="checkbox"/>
Associate 20	100-Brighton Point/5154	100-Brighton Point/5154	Imported	<input type="checkbox"/>
Associate 21	50-Green Grove Commons/MMC	50-Green Grove Commons/5156, 50-Tides at Calabash/5155	Imported	<input type="checkbox"/>
Associate 22	50-Green Grove Commons/MMC	50-Green Grove Commons/5136, 50-Waterstone at Briar Creek/5148	Imported	<input type="checkbox"/>
Associate 23	100-Brighton Point/5154	100-Thornhill/5171	Imported	<input type="checkbox"/>
Associate 24	100-Brighton Point/5154	100-Brighton Point/5154	Imported	<input type="checkbox"/>
Associate 25	100-Brighton Point/5154	100-Brighton Point/5154	Imported	<input type="checkbox"/>

REBA **Amenities**

SUPPORT FOR MANUAL PROPERTY NAME OVERRIDE

Overview

Amenities now reflects manual property name overrides set in MDM, so property names display consistently across the application.

Key Use Cases

- ✓ Show brand-preferred property names where applicable
- ✓ Maintain consistency with MDM naming
- ✓ Avoid confusion caused by mismatched or default property names



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4.0 Release Notes

