SKYLINE®

Property Management Solution for Residential and Multi-Family Properties

Comprehensive Residential Lease, Tenant, Property Management Solution with a Powerful General Ledger and Accounts Payable Accounting and Reporting.

Used by Thousands of Residential Property Managers and Owners to:

- Improve and control cash flow from operations
- Increase bottom-line profits
- Streamline operations and reporting
- Increase property value

Key Features

SKYLINE Simplified Applicant-to-Occupant Move-In Processing

- Integrated Lease Creation
- Transfers detailed Applicant Information into an Active Occupant File with a single keystroke

SKYLINE Comprehensive Prospect, Applicant and Marketing Management

- Identify and track Key Referral sources and Marketing Campaigns for improved planning and performance results
- Detailed Demographic Tracking

SKYLINE Precise On-Line Unit Tracking, Traffic Monitoring and Reporting

- Analyze Traffic Patterns by Source and Agent
- Search and Locate unit availability based on specific criteria

SKYLINE Tenant Relations Management (TRM)

- Track and manage all past, present and future tenant interaction
- All tenant interactions are automatically date and time stamped
- Detailed list of who entered the event and who is responsible for next action step
- Automatically receive an e-mail or SKYLINE Alert for all future Events

SKYLINE Critical Event Alerts System

- Automated notification of events and time sensitive dates critical to managing your properties and running your business
  - Lease Expirations, Lease Renewal Effective Dates, Intended Move-out, Option Term Effective and Expiration Dates

SKYLINE Electronic Tenant

- Correspondence
- Late Notices
- Rent Statements
- Letters To Tenants

SKYLINE On-Line Tenant E-payment Portal

- Provide web-based tenant payments via e-checks or credit card

SKYLINE Bank Lockbox

- Automate Tenant Payments direct to your bank
- Payment automatically applied to residents' accounts
- Eliminate manual data entry of cash receipts

SKYLINE Automated Clearing House (ACH) For Accounts Receivable and Accounts Payable

- Electronic Funds Transfer of Rent
- Receivables from Residents and Payables to Vendors
- Streamlined automation of Rent Receipts and Payables
- Real-Time posting of rent receipts ensures on-time collections resulting in increased cash flow
- Reduces delinquencies and eliminates data entry

SKYLINE Electronic Late Notices

- SKYLINE Financial and Operational Reporting
- Gross Potential Rent Reports
- Prospect and Application Reports
- Traffic Reports
- Unit Status Reports
- Make-ready Reports

SKYLINE Web-based Management

- Reporting Dashboard
- View, monitor and manage real-time Property, Financial and Performance Data via the web from a single screen
- Drill into data down to Unit and Occupant detail

SKYLINE Stacking Plan Dashboard

- Fully integrated color-coded visual representation of Properties, Floors, Units and Tenants based on key indicators

SKYLINE Project Costing Management

- Comprehensive real-time tracking of Payment Processing and monitoring of costs sssociated with multiple projects
- Automatic Disbursements
- Automatically create AP invoices to pay vendors based on job costs invoiced
- Track all Contracts and Payments to vendors
- Compare actual costs to budget and contract values to avoid overruns

SKYLINE Advanced GLAP

- Handles multiple properties with complex ownership structures
- Secure and detailed analysis and reporting on Leases
- Maintain multiple year budgets for Annual Comparison Reporting
- Drill down into GL Account Balances

SKYLINE Automated MICR Check Printing

- Streamlines Payment Process and Eliminates Administrative Costs

SKYLINE Facilities Maintenance and Work Order Processing with Tenant Web-Work Requests

- Tenants can submit online requests directly via the Web Work Order Requests
- Automatically post billable service calls and fees against Charge Codes into SKYLINE AR and AP

SKYLINE Document Management

- Electronic storage of Tenant and Property files for quick and easy retrieval

SKYLINE Critical Event Alerts

- Automated notification of events and time sensitive dates critical to managing your properties and running your business including Lease Expirations, Lease Renewal Effective Dates, Intended Move-out, Option Term Effective and Expiration Dates

SKYLINE Technology Platform

- Pervasive SQL V11 SP1
- Windows 7.0 (32 and 64 bit)
- Windows 2008R2 Certification
- Server 2008 and 2008 R2