

# OneSite® Leasing & Rents with Rent Stabilization

ONESITE®  
Property Management Systems

OneSite Leasing & Rents with Rent Stabilization automates processes and reporting for rent-stabilized properties. It is fully integrated with OneSite Leasing & Rents, allowing rent-stabilized properties to perform all the necessary processes to help them abide by DHCR rules. Also, OneSite Leasing & Rents with Rent Stabilization offers fully integrated accounts receivable functionality, DHCR forms, and reporting.

## Access data in real time 24/7 through the Internet:

- Data is always available to staff, residents, and prospects

## Built-in DHCR forms:

- Built-in DHCR forms, including initial apartment registration, annual apartment registration, lease application forms, renewal lease forms, fire safety notices, lead-based paint notices, and window guard forms

## Manage each site's unique requirements:

- Store and monitor one- and two-year legal rents, both by renewal rates and vacancy (re-rent) rates
- Automatically add appropriate 2.2% annual increases to a resident's scheduled billing with included 421-a charge setup feature
- Easily manage permanently and temporarily exempt units
- Seamlessly track and manage destabilizing units as they transition into market units

## Fully integrated accounts receivable functionality:

- Powerful accounts receivable solution that seamlessly integrates with rent stabilization processes to eliminate duplicate data entry and the need for multiple products

## Benefits

### Comprehensive Management System

Offers integrated accounts receivable, screening, facilities, purchasing, payments, and utility and/or convergent billing functionality. Features resident delivery notification system. Future integration will include tax credit properties.

### Available Unit Inventory

Available units search and availability reports reflect both one- and two-year lease amounts, along with 421-a (2.2% charges) when applicable.

### Renewal

Ability to increase required deposit during the renewal process. Renewal offers and reminders may be generated individually or in bulk.

### Lease Controls

Leases other than standard 12 or 24 months can be set up with automatic concessions. Additionally, one- and two-year lease quotes can be simultaneously generated for prospects.

### Comprehensive Set of Reports

In addition to rent stabilization reports, includes all conventional property reports such as initial apartment registration tracking, annual rent registration tracking, available unit inventory, 421-a tracking, and 421-a rent roll.

### On-Demand or Scheduled Reporting

Ability to create home office or site reporting groups to run automatically or whenever you want them.

The screenshot shows the OneSite web application interface. The main window displays the 'General property - Rent stabilization' settings. A 'Web Page Dialog' is open, titled 'Rent stabilization calculations', showing a table of percentage increases for re-rent and renewals.

Action	Start date	End date	Type	Renew 1yr.-%	Renew 2yr.-%	Vacancy 1yr.-%	Vacancy 2yr.-%	Created by
Remove	10/01/2005	09/30/2006	In effect	2.75%	5.50%	17.25%	20.00%	zverity
	10/01/2004	09/30/2005	Historical	3.50%	6.50%	17.00%	20.00%	PatNichols

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