



TENANT MANAGEMENT

TENANTPLUS is a web based software application developed to manage the day-to-day operations of Property Management Company. The system was developed using the dot.net technology with MS SQL server as the database which can be accessed through any browsers. The system is scalable and can be customized as per the requirement of the clients.

THE COMPANIES EMPLOYING THIS SOLUTION WILL BENEFIT FROM UNPRECEDENTED AUTOMATION, SAVES MANPOWER AND RESOURCES AS WELL AS IMPROVE CORE LOGISTICS AND DECISION-MAKING CAPABILITIES.

The system is capable of processing all operational activities of a Property Management company starting from creating Tenant agreement and passing through various activities until clearing the rental cheques of the tenant.

TENANTPLUS is integrated with Financial Accounting system to auto-generate accounting entries based on transactions created from operations module. This feature will help the client to maintain the data integrity as well as avoid duplicating the data entry that will eliminate typographical errors. The financial accounting module is capable of processing all general accounting entries such as Cash & Bank transactions, Journal vouchers and generate reports such as General Ledgers, Day Book Registers, Trial Balance, Profit & Loss and Balance Sheet.





The typical operation process of a Property management company that the system can process is as follows:-

- Maintain the master details of Property, Property owners, Property managers, Property Units, Tenants and Occupants
- Facility to identify the property type (such as Residential, Commercial)
- Facility to categorise the property unit's type (such as 1 BHK, 2 BHK, duplex etc.)
- Facility to identify the property units related to (furnished / unfurnished / open kitchen / closed kitchen / road facing / water facing etc.)
- Facility to identify the common area and allocate charges
- Capture the details of Tenancy contract
- Capture the details of Rental cheques received from the tenant
- Capture the details of other deposits (such as Security deposits, Utility deposits) and other income (such as Agent commission) received from the tenant
- Alert the user regarding the cheques due for collection
- Alert the user regarding the tenancy contract due for renewal
- Facility to renew a tenancy contract
- Facility to terminate a tenancy contract before expiry or on expiry
- Facility to issue notice to tenants related to contract expiry or any other issues
- Facility to assign multiple utility meters to units, submit periodical usage charges to the tenants and collect payments.
- Facility to deposit the rental cheques in the required bank
- Facility to replace return cheque with cash or another cheque
- Facility to submit complaints and maintenance request from tenants through online



- Facility to allocate the maintenance cost to each property unit.
- Facility to maintain and keep track of company and employee documents expiry (such as passport, labour card, emirates id, trade license, vehicle registration etc.)
- Process Supplier Payments

Some of the reports that can be generated by the system are as follows:-

- Revenue Register (property-wise/unit-wise/owner-wise)
- Income & Expenditure statement (property-wise & unit-wise)
- Expense Register Summary/Detailed (property-wise & unit-wise)
- Cheque Register (Tenant-wise)
- Rent Accrued Register (as of a particular date & property-wise)
- Complaint / Maintenance request register
- Tenant History
- Tenant Ledger and Statement
- Tenant Outstanding
- Tenant Aging
- Tenant utility charges register
- Supplier Ledger and Statement
- Supplier Outstanding
- Supplier Aging
- Security deposit register
- Employee document expiry list



Hard ware and Software requirements:-

TENANTPLUS is developed using Microsoft dot.net technologies as the front-end with Microsoft SQL Server 2012 as the back-end.

The system can be deployed in a LAN environment or on a web server. In LAN it can be installed on any windows pc with IIS configured, and can be accessed using any standard browsers.

If the system is to be installed on a web server, then the client need to budget for the hosting space and annual renewal. We would advise the client to host on a reliable server with enough bandwidth for fast browsing. The advantage of deploying on a web server facilitates the client to use the current “work from anywhere” trend.

The system is deployed based on number of user license. The standard installation is a single user. Should the client opt for multi users, then there are no limitations as to the number of additional users the client wish to purchase.

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