



SMART
INTEGRA

Rent and Real Estate Management

Overall description

The product is intended for owners of commercial real estate, management companies, and it automates the management processes of lease agreements and settlements with lessees. The product is to be integrated into the standard 1C-Accounting solution as an add-on, which simplifies the maintenance of financial statements, not requiring additional mechanisms for data transfer. The following main features of the system can be distinguished:

Accounting of commercial terms and conditions under lease agreements. Entering rates in the context of services (Lease, Marketing, Service, etc.) and items of lease: per m2, per item as a whole; constant rates calculated according to certain rules (turnover percentage, etc.); periodic (e.g., week, month, quarter, etc.), one-time charges; indexing.

Lessees' sales turnover accounting. Fixing the rate of mutual settlements with lessees.

Assignment of lease agreements: Preliminary-> Short-term-> Long-term

Bundle drawing up / control of accounting documents on lease, utility services and late fees: invoices for payment, acts, invoices, and reports to the principal

Management and financial reporting: bills payable, KPI, commercial terms of contracts, accounting reports in the context of accounts for payment of rent, etc.

The main business process:

Entering commercial information
(new rates)



Issuing invoices based on rates



Payment of bills



Calculation of rental and utility services
based on bills



CRM
Mutual settlements in the context of invoices
for payment, periods of charging and services



Adjustment of calculations



Key Performance Indicator Report (KPI)
Report on mutual settlements with lessees
OCR, MGR, Rolling Sales summary report



Lease agreements and commercial terms

In addition to the standard details of contracts, information is entered on the items of rent, rates and turnover of tenants.

Types of rates:

- Constant rates (rate is known in advance)
- Calculated rates. The calculation algorithm is set in the built-in 1C language, which makes it possible to automate calculations of any complexity.

Parameters of rates:

- Leased item
- Service
- Period of rate validity.
- Charge method: [per item as a whole, per m²] / [year, quarter, month, week, fixed amount]
- Frequency of charging: Year, Quarter, Month, Week, Single accrual.
- Calculation formulas and periodicity of calculation for the calculated rates. The indexing of rates and the rate in the form of percentage from turnover are implemented by using the functions of the calculated rates.

Issuing, charging and reporting

Invoicing for payment based on commercial information:

Invoices for payment are issued by processing in the context of charging periods, with the possibility to establish selections for services, partners, contracts, leases, etc.

Charging rent based on bills

Documents on the calculation of rental and utility services are formed by special processing on the basis of invoices issued for payment, with the possibility to establish selections for services, counterparts, contracts, lease items, etc.

Reporting

Mutual settlements for management and accounting are to be carried out in accordance with invoices for payment, services, and accrual periods.

Basic reports:

- Key Performance Indicator Report (KPI)
- Report on mutual settlements with lessees
- OCR, MGR, Rolling Sales summary report