INTRODUCING

iREMS

NEW Spring (2008) FASHION
for Portfolio Management
What is iREMS?

A newly designed
Secure System

Integrated Real Estate Management System

( iREMS )

Will replace with
the current Real Estate Management System

( REMS )
WHY iREMS?

• The objective of iREMS is to better integrate Housing’s Multifamily information systems

• To adapt to the HUD technology modernization initiative

• To ensure efficient and effective access to data and functionality
Benefits of iREMS design

- User’s portfolio available at log-in
- Pages are tailored according to your log-in capability
- Data is presented in a more efficient and effective format pertaining to system functionality
- Clearer presentation of information
- **Navigation** is designed in a user friendly format...more like traditional websites.
What’s stays the **SAME** as in REMS

**LOG-in - Data - FUNCTIONALITY**

- **Same** SECURE SYSTEM Log-in
- **Same** USER ID
- **Same** PASSWORD
- **Same** ROLES
- **Same** ASSIGNMENTS
- **Same** DATA & PROCESS FUNCTIONALITY
Same Security Log-in process
(Same - PASSWORD - ID)

Legal Warning
Misuse of Federal Information through the HUD Secure Connection website falls under the provisions of title 18, United States Code, Section 1030. This law specifies penalties for exceeding authorized access, alterations, damage, or destruction of information residing on Federal Computers.

Warning Notice
The Secure Systems security access software supports Internet Explorer 6.0 browser. Internet Explorer 5.0 browser is supported for all processing systems except ARAMS. Other browsers may not be compatible with this software.

Message of the Day
No message today.
MA7866
User now selects iREMS as Secure Systems selection
(Same Roles and Assignments)
What’s NEW?

GENERAL LOOK and FEEL:

• Unique BUSINESS FUNCTIONS
• Specific ROLE DEFAULTS
• New SIDEBAR SELECTIONS
• Tabular NAVIGATION
• Redesign SCREEN LAYOUT
PBCA role specific Business Systems displays

Current PBCA Business Systems
Asset Management

• The **Asset Management** business navigation tab contains the majority of information previously contained in **REMS**.

• When you log into **iREMS**, the **Asset Management** business function area displays with a list of all properties assigned to your User id.

• Your property selection is formatted within various *property-selection* tabs.

• The *business functions tabs*, *sidebar line items* and *property search* features are also displayed as additional navigation options.
**PBCA - Asset Management**

*(Portfolio/Dashboard log-in display)*

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Property Id</th>
<th>Street</th>
<th>City</th>
<th>State</th>
</tr>
</thead>
<tbody>
<tr>
<td>100 CENTER HI-RISE</td>
<td>800007121</td>
<td>100 N. CENTER ST</td>
<td>MISHAWAKA</td>
<td>IN</td>
</tr>
<tr>
<td>ADAM &amp; BRUCE APARTMENTS</td>
<td>800006535</td>
<td>5910 HESSEN CASSEL ROAD</td>
<td>FORT WAYNE</td>
<td>IN</td>
</tr>
<tr>
<td>AHEPA 232 APARTMENTS I</td>
<td>800006537</td>
<td>7355 SHADELAND STATION WAY</td>
<td>INDIANAPOLIS</td>
<td>IN</td>
</tr>
<tr>
<td>AHEPA 232 APARTMENTS II</td>
<td>800006538</td>
<td>7355 SHADELAND STATION WAY</td>
<td>INDIANAPOLIS</td>
<td>IN</td>
</tr>
<tr>
<td>ALEXANDRIA MANOR</td>
<td>800006540</td>
<td>600 EAST JACKSON STREET</td>
<td>ALEXANDRIA</td>
<td>IN</td>
</tr>
<tr>
<td>ALLEN COUNTY GROUP HOMES</td>
<td>800006543</td>
<td>2542 THOMPSON AVENUE</td>
<td>FORT WAYNE</td>
<td>IN</td>
</tr>
</tbody>
</table>
PBCA – Asset Management
(log-in Property Search options)

<table>
<thead>
<tr>
<th>Property Name</th>
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<td>5910 HESSEN CASSEL ROAD</td>
<td>FORT WAYNE</td>
</tr>
</tbody>
</table>

- Pre-defined assignment TABS with counts
- Additional Search Features
- COLUMNS adjusted per assignment tab
- Pre-defined Property links
Property Attributes
(selection display)

Property ID: 800006535
Name: ADAM & BRUCE APARTMENTS
Contract/FHA#: 073EH259
Active Status: Y
Watch List: N
Troubled Status: Potentially Troubled

Current Name: ADAM & BRUCE APARTMENTS
AKA Name(s): 
Phone Number: 260-447-3496

Street: 5910 HESSEN CASSEL ROAD
Street2: 
City: FORT WAYNE
U.S. State or Territory: IN
Foreign State or Territory: 
Country: USA
U.S. Zip Code: 46816-4706
Foreign Postal Code: 
Standardization Status: 100% Overall probable correctness
Scattered Sites: No
Servicing Site: Indianapolis
HUB: Chicago

Additional side-bar defined Navigation TABS

Data Available for view, edit or entry

Side-bar links Navigation available
## Rent Detail from TRACS

### Contracts

<table>
<thead>
<tr>
<th>Rent Effective Date</th>
<th>Contract Project#</th>
<th>Contract Status</th>
<th>Unit Type</th>
<th>#Units</th>
<th>Contract Rent</th>
<th>Utility Allow. Effective Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/15/2006</td>
<td>KY36T841015</td>
<td>Active</td>
<td>0</td>
<td>15</td>
<td>649</td>
<td>686</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>45</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Non-Contract/Project

<table>
<thead>
<tr>
<th>Rent Effective Date</th>
<th>FHA #</th>
<th>Unit Type</th>
<th>Total TRACS Project # Units</th>
<th>Basic Rent</th>
<th>Market Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/15/2006</td>
<td>083EH162</td>
<td>0</td>
<td>15</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1</td>
<td>45</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Last Update from TRACS:** 12/16/2006
Neighborhood Network Center

Neighborhood Network?  ○ Yes  ○ No  ○ Unconfirmed

Date Plan Approved:  

Date Plan Established:  

Resident Organization Contact

Name:  Phone:

U.S. State or Territory:
Foreign State or Territory:
Country:
U.S. Zip Code:
Foreign Postal Code:
Standardization Status:

Residents & Neighborhood Office Contact Narratives

Property Management
### Management Review List

#### Management Review 1 to 7 of 7

<table>
<thead>
<tr>
<th>Scheduled Date</th>
<th>Performed Date</th>
<th>Report Date</th>
<th>Response Due Date</th>
<th>Closed Date</th>
<th>Overall Rating</th>
</tr>
</thead>
</table>

#### Side-bar Navigation

- Portfolio Dashboard
- Financial Statements
- Financing
- Management Reviews
- Occupancy
- Physical Inspections
- Property Attributes
- Property Participants
- Risk Management
- Servicing
Subsidy Administration

Asset Management

Subsidy Administration
Subsidy Administration

• The **Subsidy Administration** business navigational tab contains the *assistance contract* information and *renewal* information.

• The **Subsidy Administration** business function area is where information is viewed, entered and edited for all Contract Processing functions.
### PBCA – Subsidy Administration

**(Portfolio/Dashboard display)**

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Property Id</th>
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<td>IN</td>
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<tr>
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<td>B00006535</td>
<td>6910 HESSEN CASSEL ROAD</td>
<td>FORT WAYNE</td>
<td>IN</td>
</tr>
<tr>
<td>AHEPA 232 APARTMENTS I</td>
<td>B00006537</td>
<td>7355 SHADELAND STATION WAY</td>
<td>INDIANAPOLIS</td>
<td>IN</td>
</tr>
</tbody>
</table>
Subsidy Administration

Portfolio/Dashboard
Assistance Contracts
Contract Processing
Comparability Studies
Renewal Budgets
Secure Systems
Logout

PBCA
Subsidy Administration
(side bar options)
## Assistance Contract List

<table>
<thead>
<tr>
<th>Contract #</th>
<th>Current Contract Status</th>
<th>TRACS Contract Status</th>
<th>Program</th>
<th>Exp Date</th>
<th>Staged</th>
<th>Contract Authority</th>
<th>Budget Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>IN367661011</td>
<td>Active - Active</td>
<td>Active</td>
<td>202/8 NC</td>
<td>02/12/2012</td>
<td>N</td>
<td>304752.00</td>
<td>5294665.00</td>
</tr>
</tbody>
</table>

First Contract or Stage Expiration Date Pursuant to MAHRA:

Does Owner Participate in LIHPRA/ELIHPA?  
- Yes  
- No  
- Unconfirmed

Discuss Preservation:

Owner/Field Offices Contacts Narrative: Assistance Contracts

Summary Narrative: Assistance Contracts

Contract Administrator Narrative: Assistance Contracts
## Comparability Studies

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Date Appraiser Signed HUD 92273</th>
<th>Source</th>
<th>Execution Date of First Related Renewal</th>
<th>Unit Type</th>
<th>Comparable Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>01/28/2008</td>
<td>Owner</td>
<td>01/28/2008</td>
<td>4</td>
<td>665.00</td>
</tr>
</tbody>
</table>
Comparability Study Details

Fiscal Year: 2007
Date HUD Form 92273 Signed by Appraiser: 03/06/2007
Comparability Study Submitted (to HUD) Date: 03/13/2007
Comparability Study Source: HUD
Comparability Study Reviewed (by HUD) Date: 03/20/2007
Date Accepted/Approved by HUD: 02/28/2007

Comparable Rents

<table>
<thead>
<tr>
<th>Unit/Bedroom Type</th>
<th>Comparable Rent (Monthly)</th>
<th>Unit Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>600.00</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>610.00</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>650.00</td>
<td></td>
</tr>
</tbody>
</table>
# Renewal Budgets

## Budget Lists

### Renewal Budgets:

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Date Approved by HUD</th>
<th>Budget-Based Rents % Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>06/07/2007</td>
<td>1.03</td>
</tr>
<tr>
<td>2005</td>
<td>07/13/2005</td>
<td>0.40</td>
</tr>
<tr>
<td>2004</td>
<td>05/12/2004</td>
<td>3.70</td>
</tr>
<tr>
<td>2003</td>
<td>11/04/2003</td>
<td>5.00</td>
</tr>
<tr>
<td>2002</td>
<td>04/15/2002</td>
<td>0.00</td>
</tr>
</tbody>
</table>

### RHS Budgets:

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Date Approved by HUD</th>
<th>Unit Type</th>
<th>Budget-Based Rent</th>
</tr>
</thead>
</table>
## Renewal Budget Detail

<table>
<thead>
<tr>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Budget Prepared Date:</td>
<td>06/06/2007</td>
</tr>
<tr>
<td>Fiscal Year:</td>
<td>2007</td>
</tr>
<tr>
<td>Budget Submitted (to HUD) Date:</td>
<td>06/07/2007</td>
</tr>
<tr>
<td>Budget Reviewed (by HUD) Date:</td>
<td>06/08/2007</td>
</tr>
<tr>
<td>Budget Accepted/Approved (by HUD) Date:</td>
<td>06/07/2007</td>
</tr>
<tr>
<td>Budget-Based Rents % Increase/Decrease (if the Increase/Decrease is 6.5%, enter 0.065):</td>
<td>0.0103</td>
</tr>
<tr>
<td>Budget-Based Utility Allowance % Increase (if separate from rent and applicable):</td>
<td>0.0525</td>
</tr>
</tbody>
</table>
# Function Contract Selection

(ADD)

## Contract(s) and/or Stage(s):

<table>
<thead>
<tr>
<th>Select</th>
<th>Contract #</th>
<th>Stage</th>
<th>Expiration Date at Contract/Stage Expiration</th>
<th>Original Contract Effective Date Prior to October 1981?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>IN36T861011</td>
<td>N/A</td>
<td>02/12/2012</td>
<td>N</td>
</tr>
</tbody>
</table>

Combine Contracts and/or Stages:
- Yes
- No
- Not Applicable

Surviving Contract: IN36T861011

HUD Policy: User Guide

Fiscal Year: 2006

Contract Function:
- Select a Contract Function

Contract Action Selection:
- Please select a Contract Function

Processing Status (if applicable):

Date Owner Signed Submission:

Date Owner Submission Package Initially Received:

Date Complete Package Received from Owner:
# Contract Processing

## Contract Processing List

<table>
<thead>
<tr>
<th>Contract #</th>
<th>Stage</th>
<th>Processing Function Type</th>
<th>Contract Actions</th>
<th>Effective Date</th>
<th>Expiration Date</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>IN36T631005</td>
<td>4</td>
<td>Amend Rents</td>
<td>FY 2007 - 4: Request Renewal for Projects Exempt from CAHP</td>
<td>11/03/2006</td>
<td>11/06/2007</td>
<td>Completed - Contract/Stage Renewed</td>
</tr>
<tr>
<td>IN36T631005</td>
<td>4</td>
<td>Amend Rents</td>
<td>FY 2006 - 4: Request Renewal for Projects Exempt from CAHP</td>
<td>11/03/2005</td>
<td>11/06/2006</td>
<td>Completed - Contract/Stage Renewed</td>
</tr>
<tr>
<td><strong>Dates and Comments</strong></td>
<td><strong>Comparability Study Selection</strong></td>
<td><strong>Budget Selection</strong></td>
<td><strong>OCAF</strong></td>
<td><strong>Rents</strong></td>
<td><strong>Final Review</strong></td>
<td></td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>-----------------------------------</td>
<td>----------------------</td>
<td>----------</td>
<td>-----------</td>
<td>-----------------</td>
<td></td>
</tr>
<tr>
<td><strong>Surviving Contract:</strong> IN36T861011</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Function Type:</strong> Renewal</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Effective Date:</strong> 02/13/2012</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Stage:</strong> N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Action:</strong> FY 2008 - 2: Request Renewal Without Restructuring at or Below Comparable Rents</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>ARAMS Status:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Renewal Contract:**

**Exception Project Exempted from OAHP:**

**Annual Financial Statement Required To be Submitted to HUD:** Yes

### Contract/Stage Date Information

**Contract/Stage Renewal Execution Date:**

**Contract Effective Date:** 02/13/2012

**Length of Contract in Months:**

**Contract Expiration Date:**

**Reason for Short-term Renewal:**

**Decision Comments:**
**Surviving Contract:** IN36T861011  
**Function Type:** Renewal (ST)  
**Effective Date:** 02/13/2012  
**Stage:** N/A  
**Action:** FY 2008 - 2: Request Renewal Without Restructuring at or Below Comparable Rents  
**ARAMS Status:**

---

**OCAF Rent Adjustments**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Rent Potential for all Section 8 Units Included in the Current Renewal:</td>
<td>393000.00</td>
</tr>
<tr>
<td>Annual Comparable (Owner's) Rent Potential for Units Included in the Current Renewal:</td>
<td>0.00</td>
</tr>
<tr>
<td>Annual Rent Potential for all Section 8 Units Expiring in the Current Renewal:</td>
<td>393000.00</td>
</tr>
<tr>
<td>Annual Rent Potential for all Active Section 8 Units Not Expiring in the Current Renewal:</td>
<td>0.00</td>
</tr>
<tr>
<td>Annual Rent Potential Non-Section 8 Units:</td>
<td>0.00</td>
</tr>
<tr>
<td>Annual Project Rent Potential:</td>
<td>393000.00</td>
</tr>
<tr>
<td>Expiring Section 8 Portion of Total Rent Potential:</td>
<td>1.00</td>
</tr>
<tr>
<td>Annual Project Debt Service:</td>
<td>157444.08</td>
</tr>
<tr>
<td>Annual Expiring Section 8 Share of Debt Service:</td>
<td>157444.08</td>
</tr>
<tr>
<td>Annual Expiring Section 8 Rent Potential Less Expiring Section 8 Share of Debt Service:</td>
<td>235555.92</td>
</tr>
</tbody>
</table>
RENTS

Surviving Contract: TN37T801010
Function Type: Renewal
Effective Date: 08/20/2008
Stage: N/A
Action: FY 2008 - 4: Request Renewal for Projects Exempt from OAHP
ARAMS Status:

HUD Approved Rent: OCAF Adjusted

Calculated Renewal Rents:

<table>
<thead>
<tr>
<th>Unit Type</th>
<th># of Units</th>
<th>Current Contract Rent at Expiration</th>
<th>Comparable (HUD 92273) Rent</th>
<th>OCAF Adjusted Rent</th>
<th>Budget-based Rent</th>
<th>Renewed Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>10</td>
<td>588</td>
<td>588</td>
<td>599</td>
<td></td>
<td>599</td>
</tr>
<tr>
<td>1</td>
<td>90</td>
<td>588</td>
<td>588</td>
<td>599</td>
<td></td>
<td>599</td>
</tr>
</tbody>
</table>

Rent Potentials

Monthly: 58800
Annual: 705600

Renewal Rent Effective Date: 08/20/2008
Monthly Increase to the Reserve for Replacement Account: 60
Final Review

Surviving Contract: IN36T861011
Function Type: Renewal (ST)
Effective Date: 02/13/2012

Stage: N/A
Action: FY 2008 - 2: Request Renewal Without Restructuring at or Below Comparable Rents
ARAMS Status:

Dates and Comments

Renewal Contract:
Exception Project Exempted from OAHP:
Annual Financial Statement Required To be Submitted to HUD?
Yes

Contract/Stage Date Information
Contract/Stage Renewal Execution Date:
Contract Effective Date: 02/13/2012
Length of Contract in Months: 0
Contract Expiration Date:
Reason for Short-term Renewal:
Insufficient Time for Owner to Perform Comparability Study
Decision Comments:
Final Review (2 of 4)

Comparability Study Selection

Comparability Study Required? Unconfirmed

Type of Alternative to Comparability Study Used:

Comparability Study:

<table>
<thead>
<tr>
<th>Select</th>
<th>Date Appraiser Signed HUD 92273</th>
<th>Source</th>
<th>Execution Date of First Related Renewal</th>
<th>Unit Type</th>
<th>Comparable Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>02/07/2008</td>
<td>Owner</td>
<td>02/15/2008</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Budget Selection

Renewal Budget Required? Unconfirmed

Renewal Budget Type:
## Final Review (3 of 4)

### OCAF

<table>
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<tr>
<td>Annual Expiring Section 8 Share of Debt Service</td>
<td>157444.08</td>
</tr>
<tr>
<td>Annual Expiring Section 8 Rent Potential Less Expiring Section 8 Share of Debt Service</td>
<td>235555.92</td>
</tr>
<tr>
<td>Annual Expiring Section 8 Rent Potential Attributed to Operation Multiplied by the Published OCAF (4.100%)</td>
<td>245213.71</td>
</tr>
<tr>
<td>OCAF Adjusted Contract Rent Potential</td>
<td>402657.79</td>
</tr>
<tr>
<td>Lesser of OCAF or Correlated Comparable Rent Potential</td>
<td>402657.79</td>
</tr>
<tr>
<td>Rent Increase Factor (Based upon Lesser of OCAF vs. Comps)</td>
<td>1.025</td>
</tr>
</tbody>
</table>
## Rents

**HUD Approved Rent:**

### Calculated Renewal Rents:

<table>
<thead>
<tr>
<th>Unit Type</th>
<th># of Units</th>
<th>Current Contract Rent at Expiration</th>
<th>Comparable (HUD 92273) Rent</th>
<th>OCAF Adjusted Rent</th>
<th>Budget-based Rent</th>
<th>Renewed Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>12</td>
<td>617</td>
<td></td>
<td>627</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>38</td>
<td>667</td>
<td></td>
<td>678</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Rent Potentials

- **Monthly:** 32750
- **Annual:** 393000

**Renewal Rent Effective Date:** 02/13/2012

**Monthly Increase to the Reserve for Replacement Account:** 39

**Monthly Deposit Amount (most recent entered amount):** 2434.00

**Date Sent to OAHP:** (If rents determined by HUD/CA to be over Comparable)

**Reason sent to OAHP:**

**Date Review Results Received from OAHP:**

**OAHP Results:**

**Dispute/Appeal Comments:**

**Rents Final for Contract Exhibit:** No
Current iREMS Status

• REMS is the first system to integrate into iREMS

• HUD technology modernization:
  – Cold Fusion to Java
  – Sybase to Oracle

• Implementation scheduled for Spring 2008
Vision for iREMS Growth

The *integration* and *consolidation* of a variety of Multifamily systems *with* the user access tailored to functional roles and rights.