iREMS

Identified Issues to be corrected – rel. 1.0.0.1

- **DEC Referral** - FAN edits for summary and problem statements
- **Property Attribute** - Deleting AKA name
- **Project Action** - Active Referral ID link

Identified Issues to be corrected – rel. 1.0.0.1.

- **Physical Inspection** - EH&S items for unreleased inspections

- **Workload Management** - Alert User of 254 character limit

- **Financial Statement** - Printer icon on FASS Assessment tab

Identified Issues to be corrected – rel. 1.0.0.1

- **Dashboard** – Events - displays and deletes
- **Reports** - Error when deleting reports
- **Summary** - Print header on Summary page

Identified Issues to be corrected – rel. 1.0.0.1

- **Contract Processing** – Problem with renewal dates

- **Contract Processing** - Error with manually adjusted rents

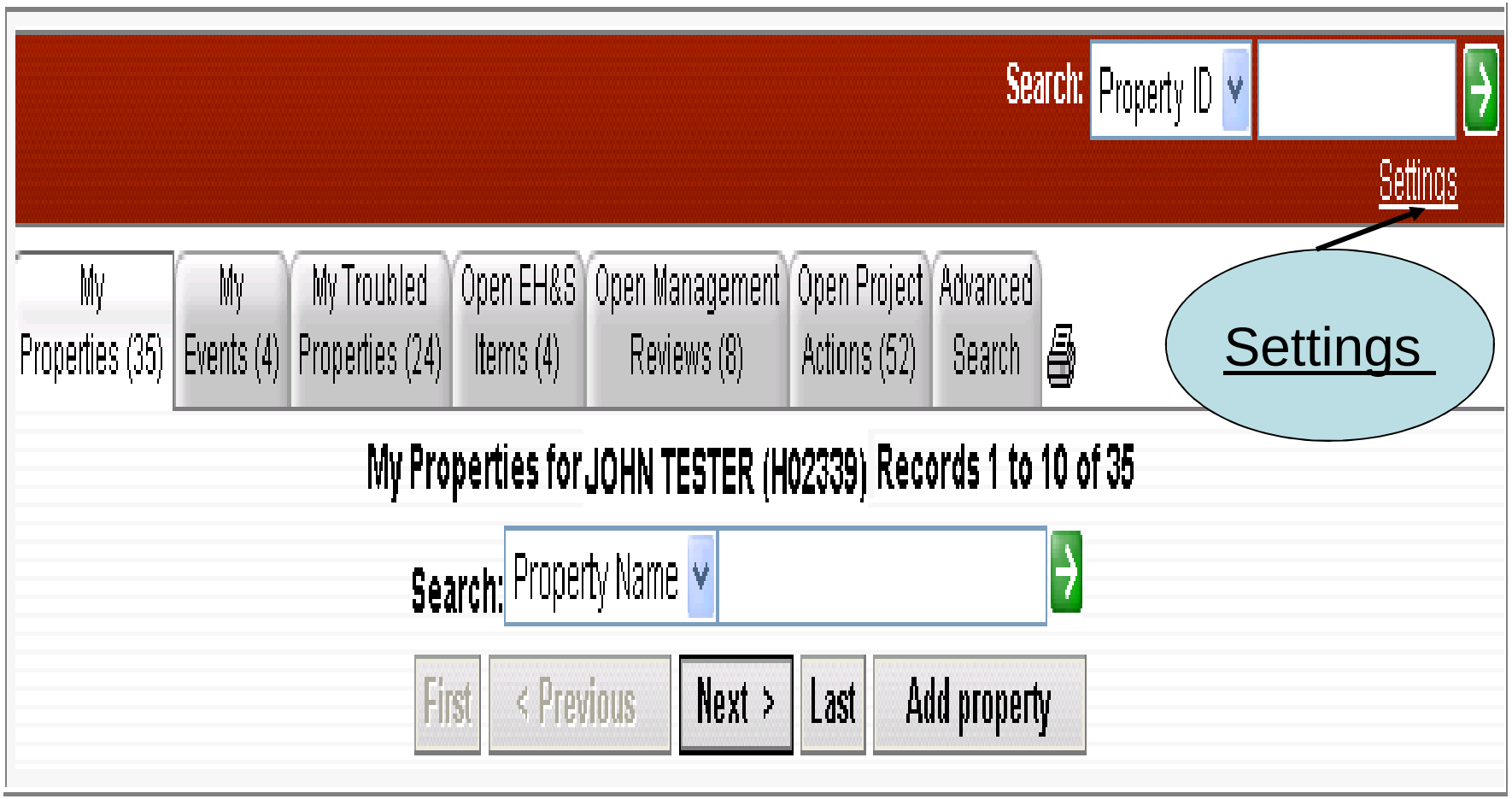
- **Security Administration** – Problem adding a security administrator

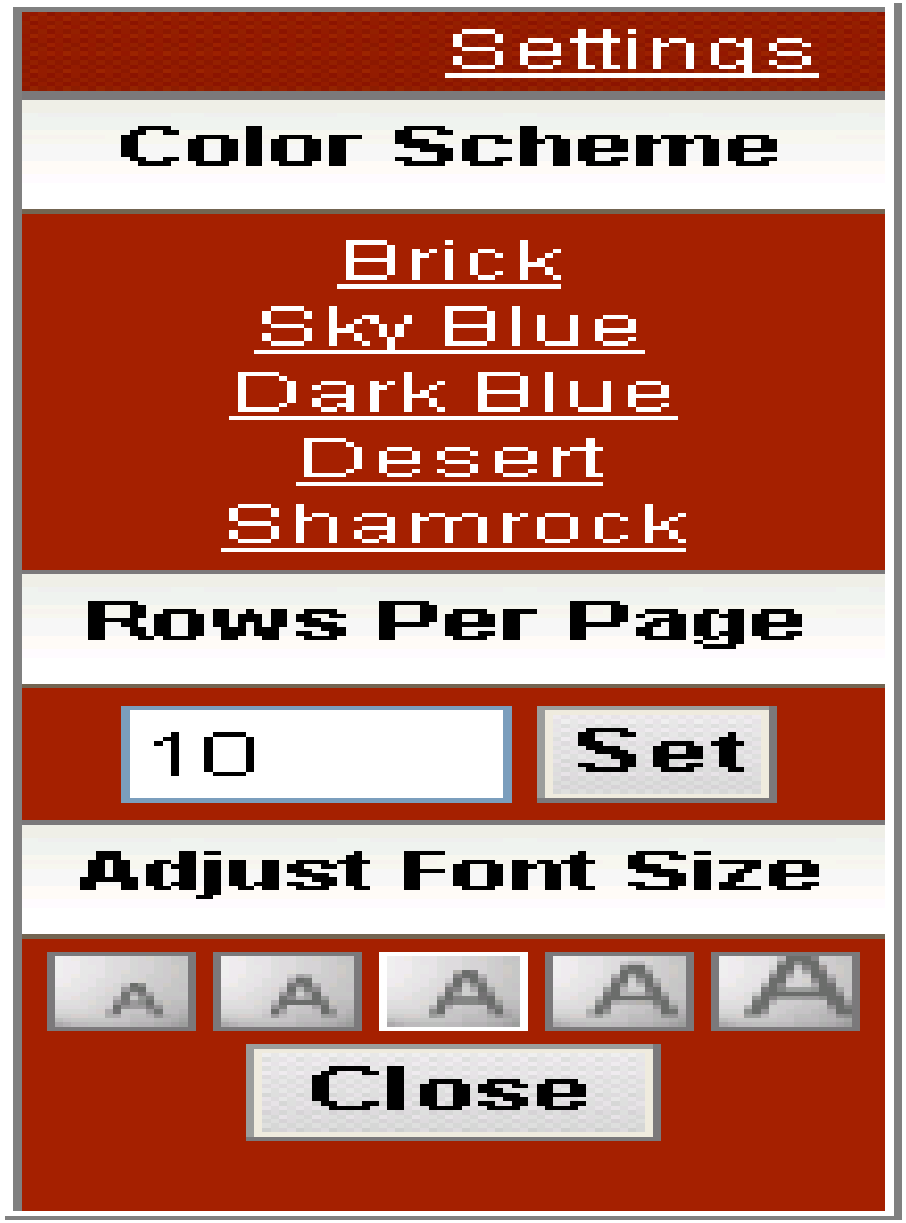
Identified Issues to be corrected – rel. 1.0.0.1

- **Owner Survey** – Blank dates should not display as 12/31/1969

Settings

Settings link





- **Color Scheme**

  Sets background color for page border and sidebar

- **Rows Per Page**

  Sets number of rows to display on various page lists (Max 99 rows included on rel. 1.0.0.1)

- **Adjust Font Size**

  Sets font size

Sidebar Selections

ASSET MANAGEMENT – HUD & DEC IDs

Workload Management
Workload Management

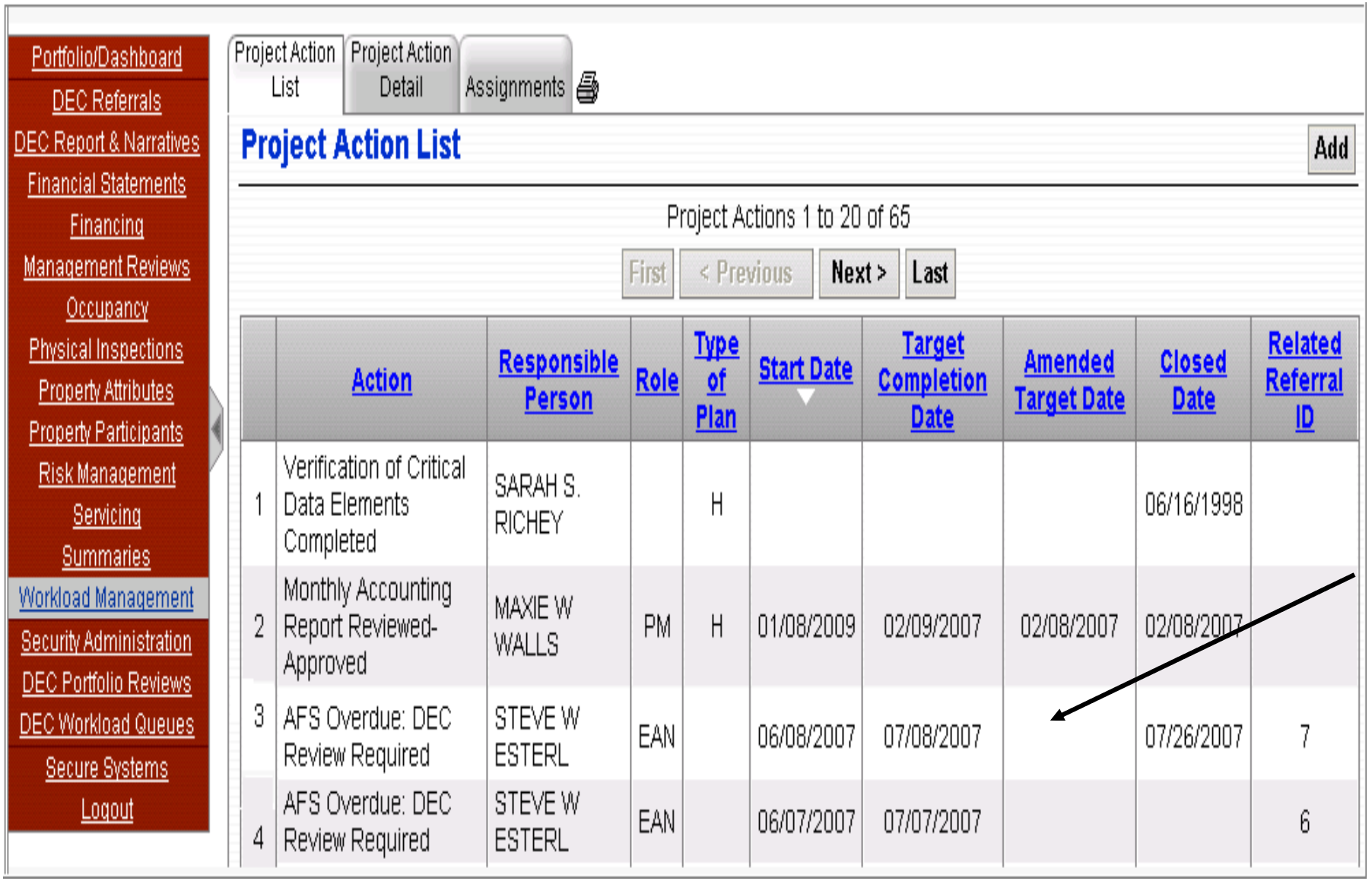
Workload Management

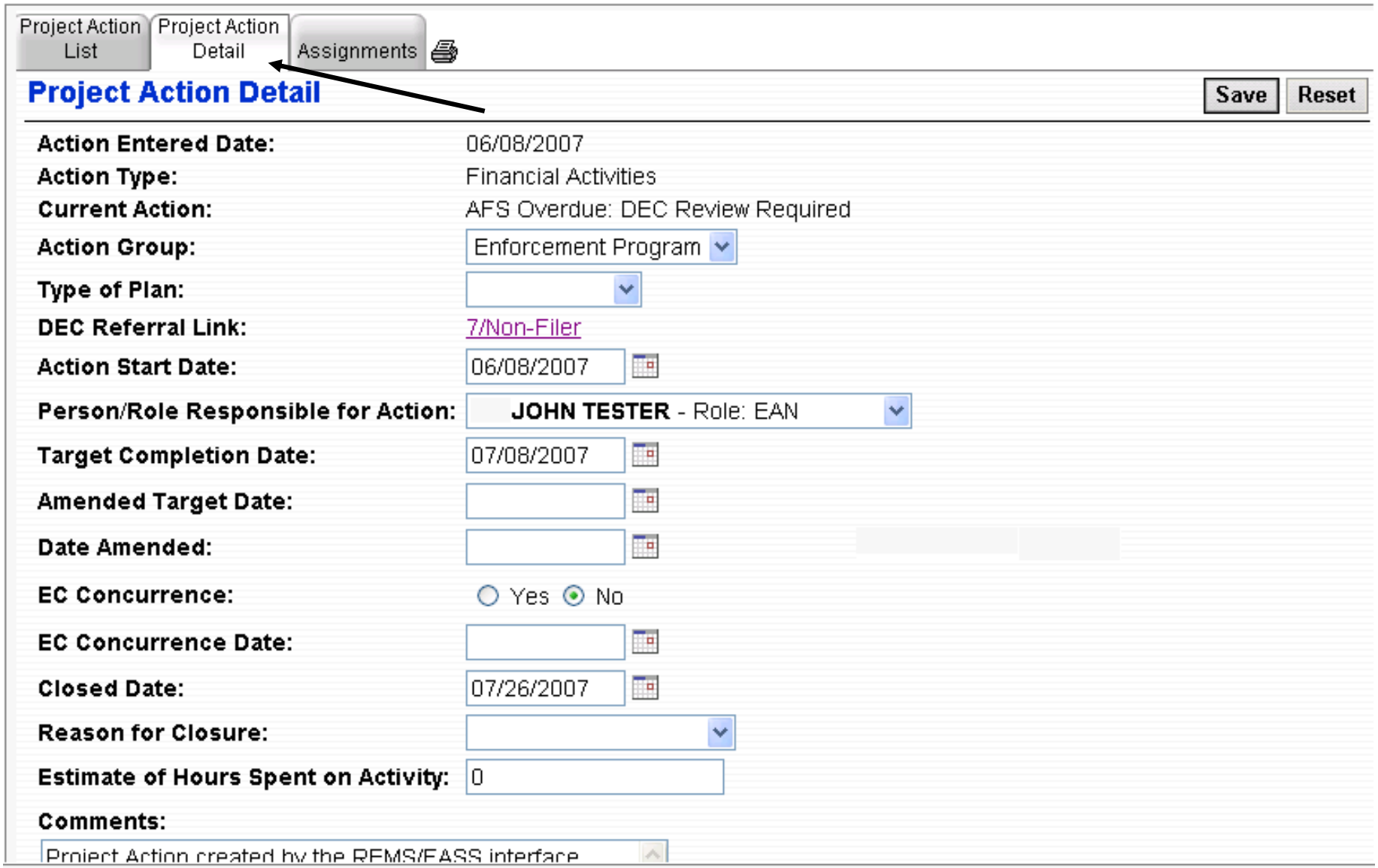
iREMS TABS

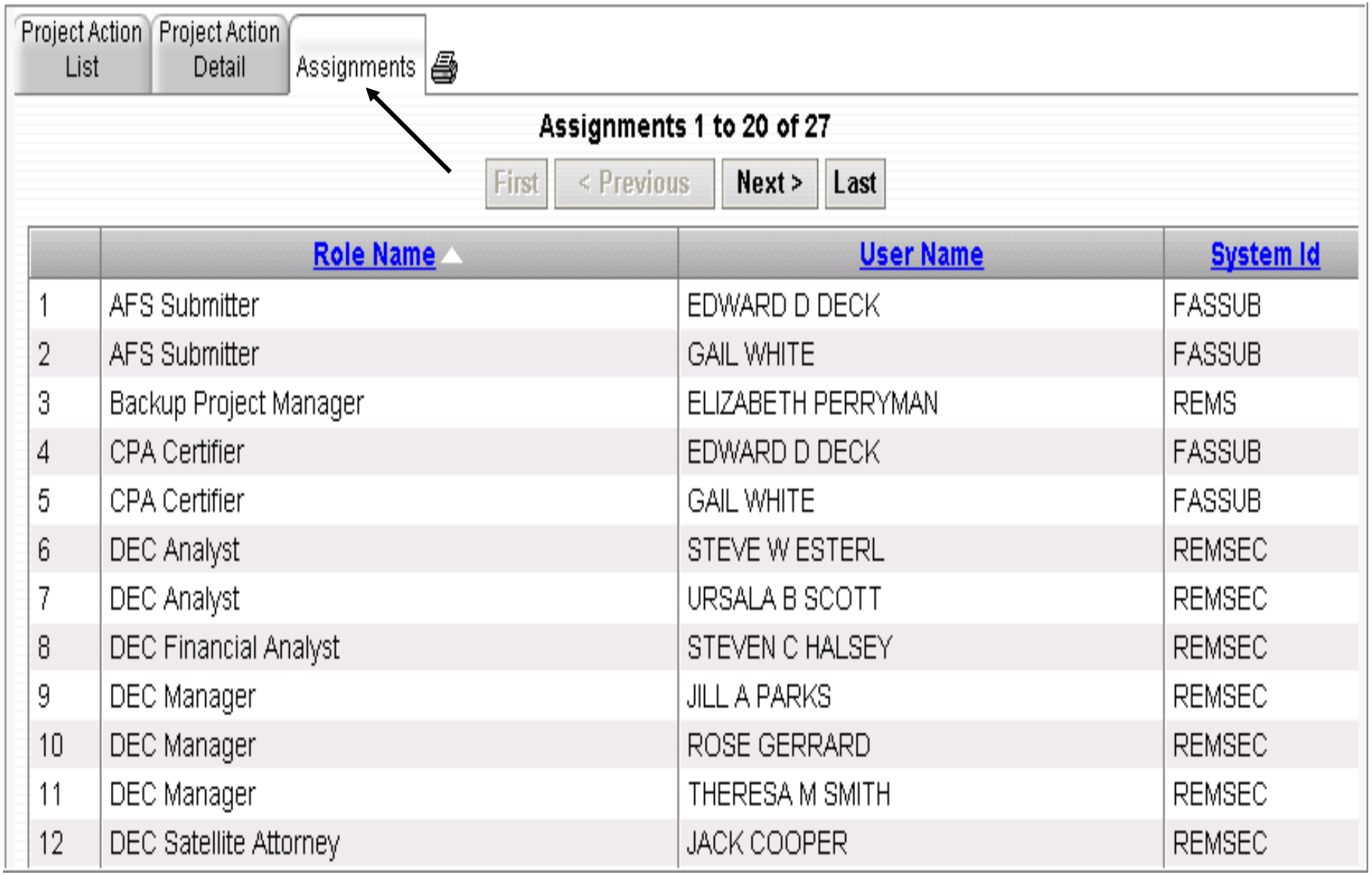
- Project Action List
- Project Action Detail
- Assignments

REMS Screens

- **Project Actions**
- **Assignment**


Portfolio/Dashboard
DEC Referrals
DEC Report & Narratives
Financial Statements
Financing
Management Reviews
Occupancy
Physical Inspections
Property Attributes
Property Participants
Risk Management
Servicing
Summaries
Workload Management
Security Administration
DEC Portfolio Reviews
DEC Workload Queues
Secure Systems
Logout
Project Action List
Project Action Detail
Assignments
Project Action List
Add
Project Actions 1 to 20 of 65
First
< Previous
Next >
Last
Action
Responsible Person
Role
Type of Plan
Start Date
Target Completion Date
Amended Target Date
Closed Date
Related Referral ID
1 Verification of Critical Data Elements Completed SARAH S. RICHEY H 06/16/1998
2 Monthly Accounting Report Reviewed-Approved MAXIE W WALLS PM H 01/08/2009 02/09/2007 02/08/2007 02/08/2007
3 AFS Overdue: DEC Review Required STEVE W ESTERL EAN 06/08/2007 07/08/2007 07/26/2007 7
4 AFS Overdue: DEC Review Required STEVE W ESTERL EAN 06/07/2007 07/07/2007 6


Project Action List
Project Action Detail
Assignments
Project Action Detail
Save
Reset
Action Entered Date: 06/08/2007
Action Type: Financial Activities
Current Action: AFS Overdue: DEC Review Required
Action Group: Enforcement Program
Type of Plan:
DEC Referral Link: 7/Non-Filer
Action Start Date: 06/08/2007
Person/Role Responsible for Action: JOHN TESTER - Role: EAN
Target Completion Date: 07/08/2007
Amended Target Date:
Date Amended:
EC Concurrence: Yes No
EC Concurrence Date:
Closed Date: 07/26/2007
Reason for Closure:
Estimate of Hours Spent on Activity: 0
Comments:
Project Action created by the REMS/EASS interface



	Role Name	User Name	System Id
1	AFS Submitter	EDWARD D DECK	FASSUB
2	AFS Submitter	GAIL WHITE	FASSUB
3	Backup Project Manager	ELIZABETH PERRYMAN	REMS
4	CPA Certifier	EDWARD D DECK	FASSUB
5	CPA Certifier	GAIL WHITE	FASSUB
6	DEC Analyst	STEVE W ESTERL	REMSEC
7	DEC Analyst	URSALA B SCOTT	REMSEC
8	DEC Financial Analyst	STEVEN C HALSEY	REMSEC
9	DEC Manager	JILL A PARKS	REMSEC
10	DEC Manager	ROSE GERRARD	REMSEC
11	DEC Manager	THERESA M SMITH	REMSEC
12	DEC Satellite Attorney	JACK COOPER	REMSEC

Financial Statements

Financial Statements

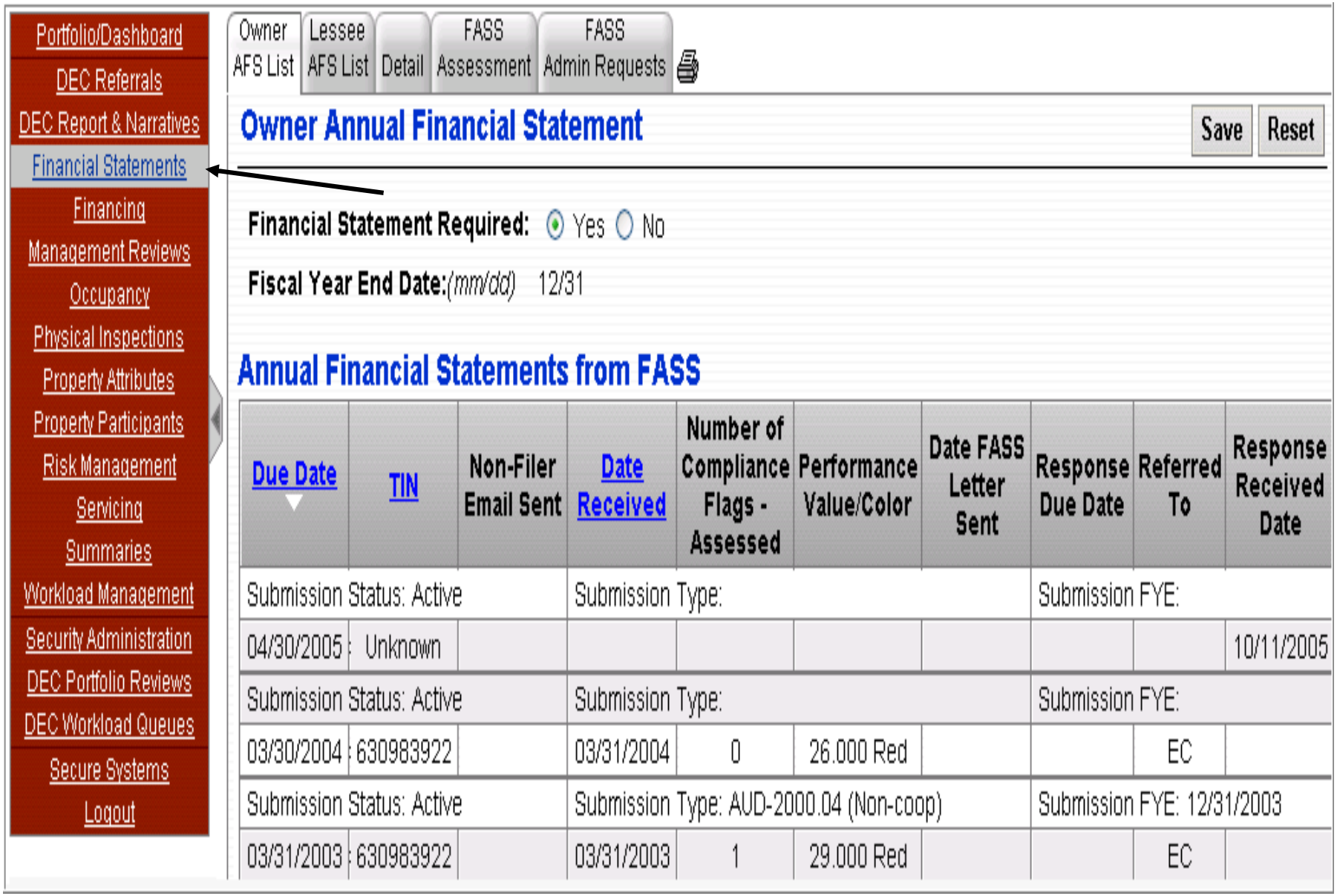
Financial Statements

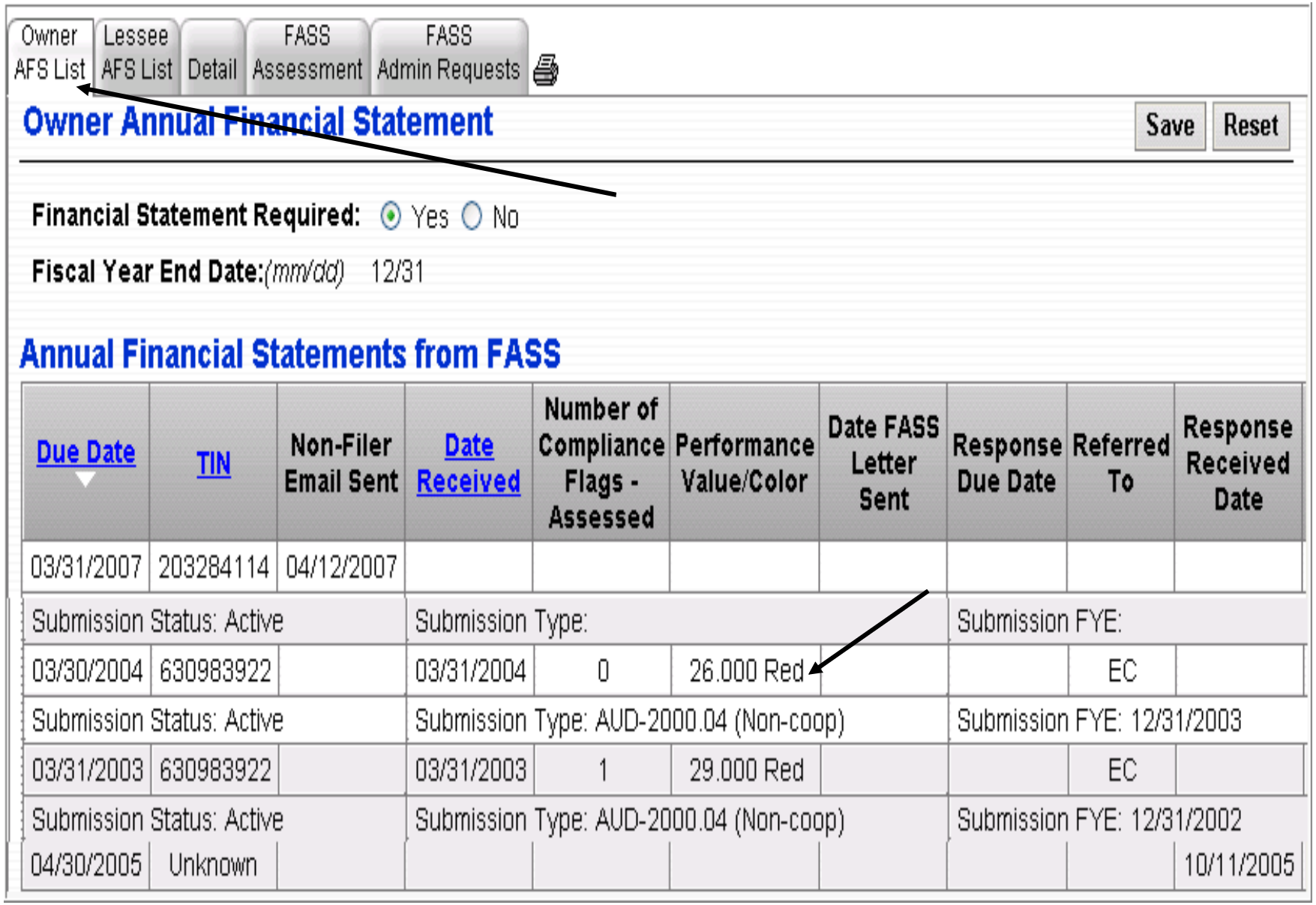
iREMS TABS

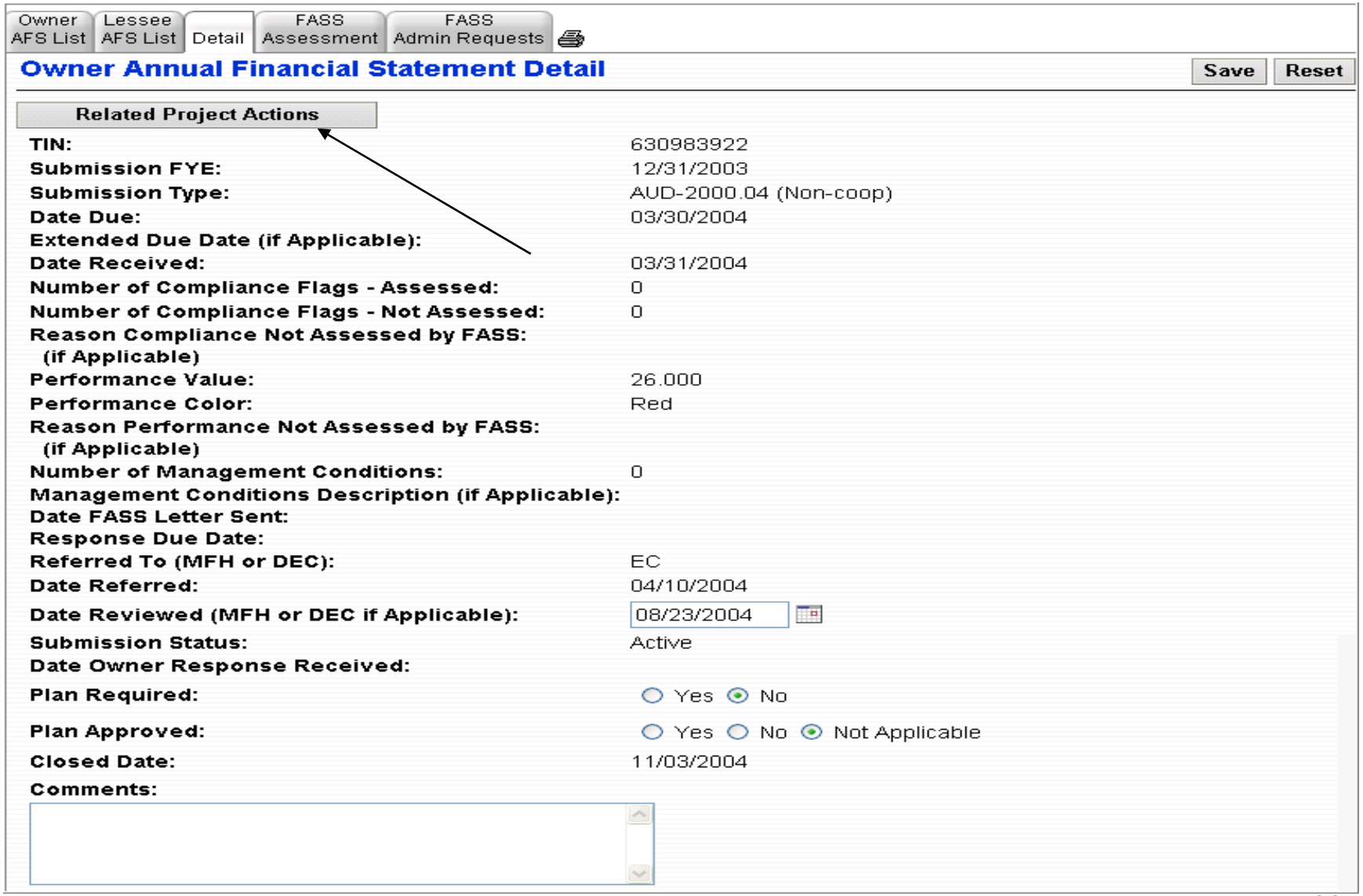
- Owner AFS List
- Lessee AFS List
- Detail
- FASS Assessment
- FASS Admin Requests

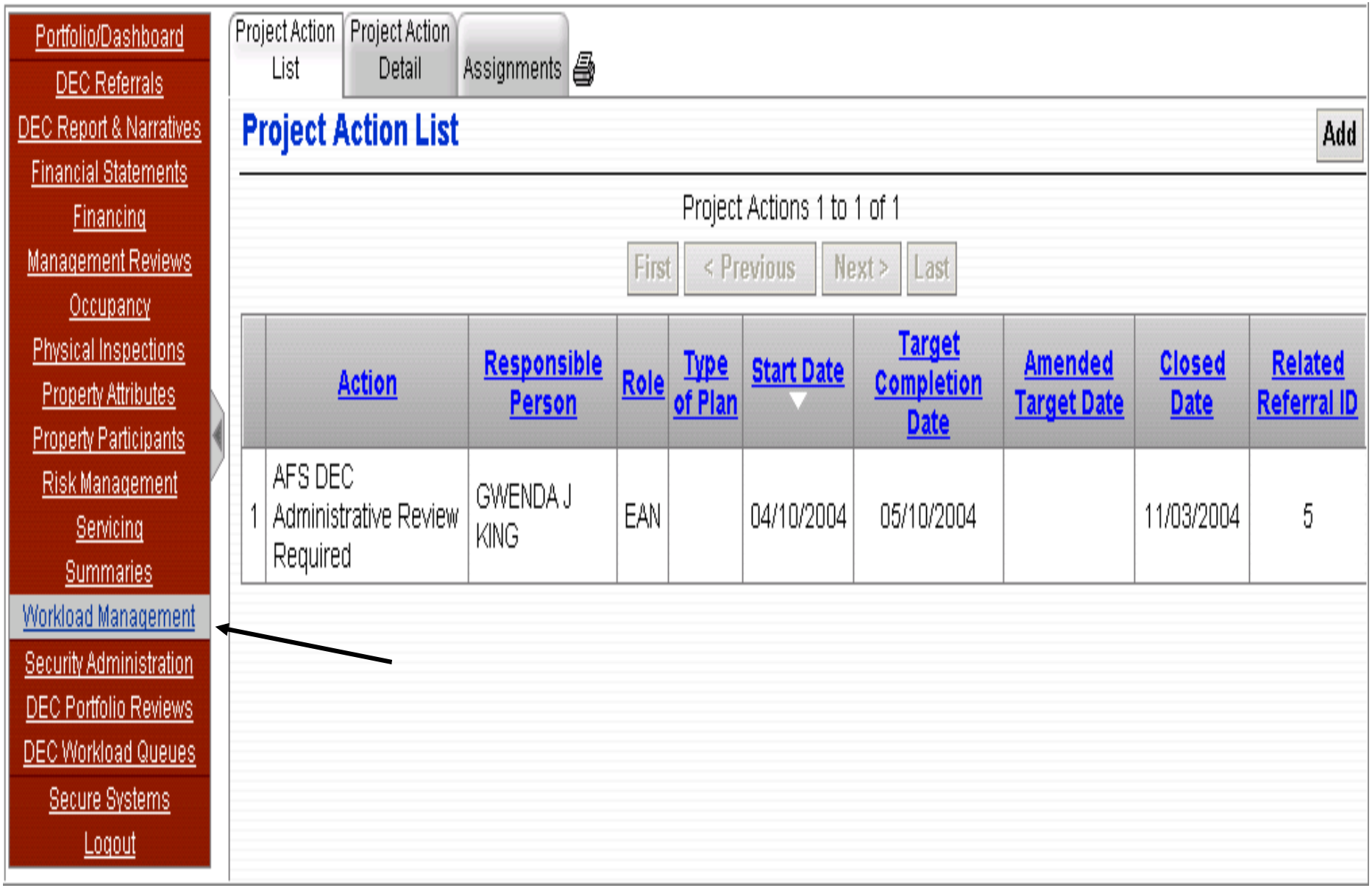
REMS Screens

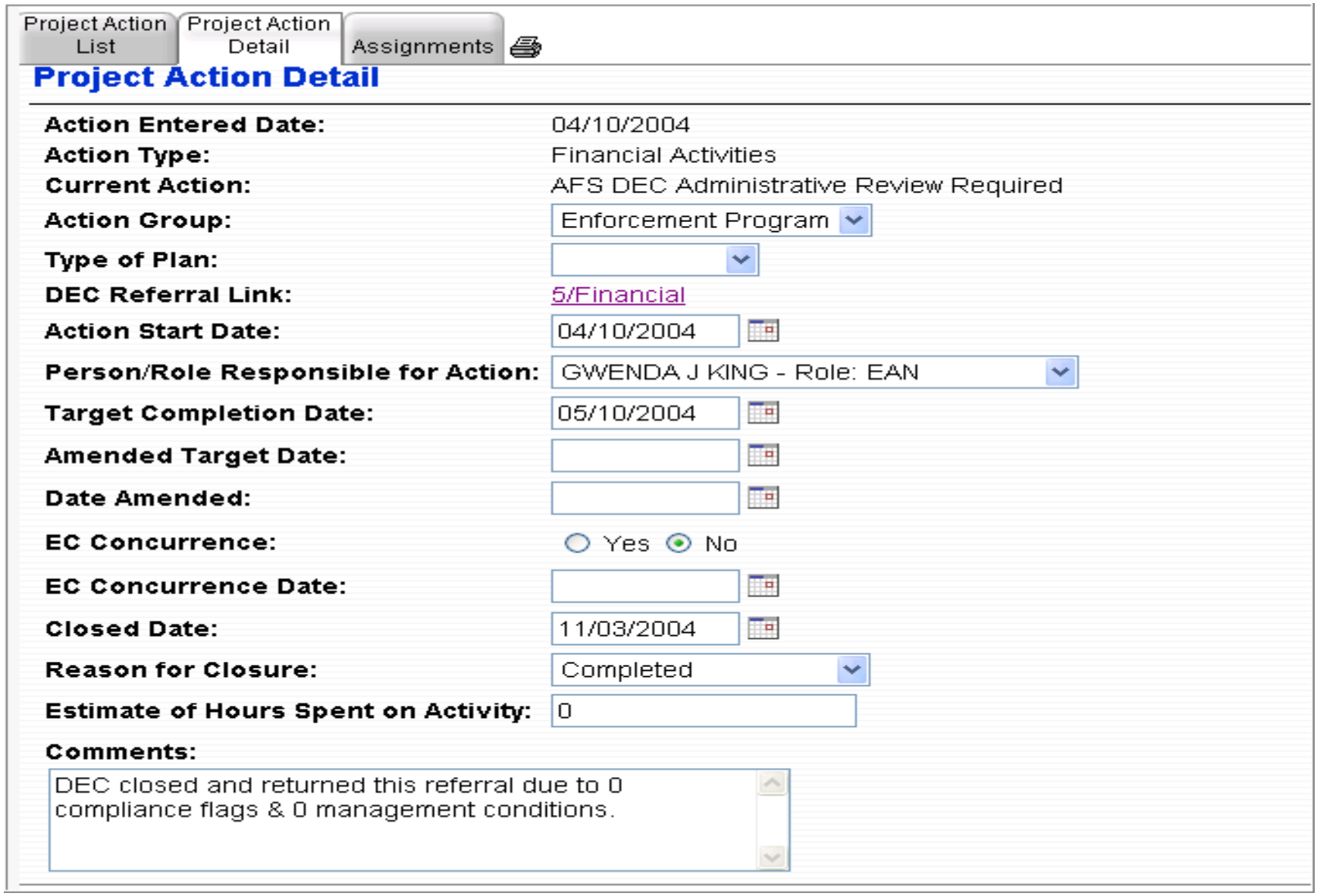
- AFS

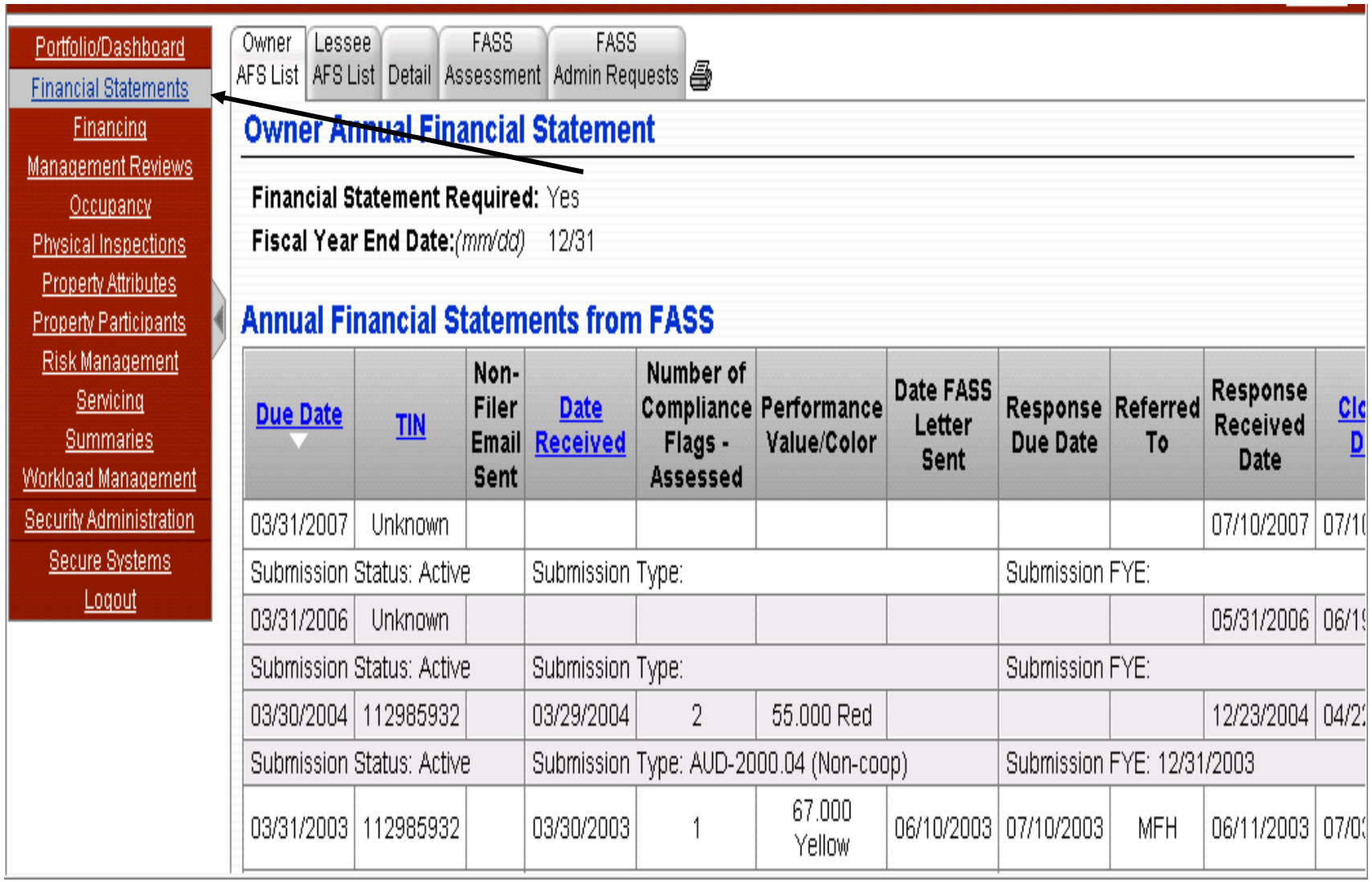

Portfolio/Dashboard
DEC Referrals
DEC Report & Narratives
Financial Statements
Financing
Management Reviews
Occupancy
Physical Inspections
Property Attributes
Property Participants
Risk Management
Servicing
Summaries
Workload Management
Security Administration
DEC Portfolio Reviews
DEC Workload Queues
Secure Systems
Logout
Owner AFS List
Lessee AFS List
Detail
FASS Assessment
FASS Admin Requests
Owner Annual Financial Statement
Save
Reset
Financial Statement Required: Yes No
Fiscal Year End Date:(mm/dd) 12/31
Annual Financial Statements from FASS
Due Date
TIN
Non-Filer Email Sent
Date Received
Number of Compliance Flags - Assessed
Performance Value/Color
Date FASS Letter Sent
Response Due Date
Referred To
Response Received Date
Submission Status: Active
Submission Type:
Submission FYE:
04/30/2005
Unknown
10/11/2005
Submission Status: Active
Submission Type:
Submission FYE:
03/30/2004
630983922
03/31/2004
0
26.000 Red
EC
Submission Status: Active
Submission Type: AUD-2000.04 (Non-coop)
Submission FYE: 12/31/2003
03/31/2003
630983922
03/31/2003
1
29.000 Red
EC


Owner AFS List
Lessee AFS List
Detail
FASS Assessment
FASS Admin Requests
Owner Annual Financial Statement
Save
Reset
Financial Statement Required: Yes No
Fiscal Year End Date:(mm/dd) 12/31
Annual Financial Statements from FASS
Due Date
TIN
Non-Filer Email Sent
Date Received
Number of Compliance Flags - Assessed
Performance Value/Color
Date FASS Letter Sent
Response Due Date
Referred To
Response Received Date
03/31/2007 203284114 04/12/2007
Submission Status: Active
Submission Type:
Submission FYE:
03/30/2004 630983922 03/31/2004 0 26.000 Red EC
Submission Status: Active
Submission Type: AUD-2000.04 (Non-coop)
Submission FYE: 12/31/2003
03/31/2003 630983922 03/31/2003 1 29.000 Red EC
Submission Status: Active
Submission Type: AUD-2000.04 (Non-coop)
Submission FYE: 12/31/2002
04/30/2005 Unknown 10/11/2005


Owner AFS List
Lessee AFS List
Detail
FASS Assessment
FASS Admin Requests
Owner Annual Financial Statement Detail
Save
Reset
Related Project Actions
TIN: 630983922
Submission FYE: 12/31/2003
Submission Type: AUD-2000.04 (Non-coop)
Date Due: 03/30/2004
Extended Due Date (if Applicable):
Date Received: 03/31/2004
Number of Compliance Flags - Assessed: 0
Number of Compliance Flags - Not Assessed: 0
Reason Compliance Not Assessed by FASS: (if Applicable)
Performance Value: 26.000
Performance Color: Red
Reason Performance Not Assessed by FASS: (if Applicable)
Number of Management Conditions: 0
Management Conditions Description (if Applicable):
Date FASS Letter Sent:
Response Due Date:
Referred To (MFH or DEC): EC
Date Referred: 04/10/2004
Date Reviewed (MFH or DEC if Applicable): 08/23/2004
Submission Status: Active
Date Owner Response Received:
Plan Required: Yes No
Plan Approved: Yes No Not Applicable
Closed Date: 11/03/2004
Comments:


Portfolio/Dashboard
DEC Referrals
DEC Report & Narratives
Financial Statements
Financing
Management Reviews
Occupancy
Physical Inspections
Property Attributes
Property Participants
Risk Management
Servicing
Summaries
Workload Management
Security Administration
DEC Portfolio Reviews
DEC Workload Queues
Secure Systems
Logout
Project Action List
Project Action Detail
Assignments
Project Action List
Add
Project Actions 1 to 1 of 1
First
< Previous
Next >
Last
Action
Responsible Person
Role
Type of Plan
Start Date
Target Completion Date
Amended Target Date
Closed Date
Related Referral ID
1
AFS DEC Administrative Review Required
GWENDA J KING
EAN
04/10/2004
05/10/2004
11/03/2004
5


Project Action List
Project Action Detail
Assignments
Project Action Detail
Action Entered Date: 04/10/2004
Action Type: Financial Activities
Current Action: AFS DEC Administrative Review Required
Action Group: Enforcement Program
Type of Plan:
DEC Referral Link: 5/Financial
Action Start Date: 04/10/2004
Person/Role Responsible for Action: GWENDA J KING - Role: EAN
Target Completion Date: 05/10/2004
Amended Target Date:
Date Amended:
EC Concurrence: Yes No
EC Concurrence Date:
Closed Date: 11/03/2004
Reason for Closure: Completed
Estimate of Hours Spent on Activity: 0
Comments:
DEC closed and returned this referral due to 0 compliance flags & 0 management conditions.


Portfolio/Dashboard
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Management Reviews
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Property Participants
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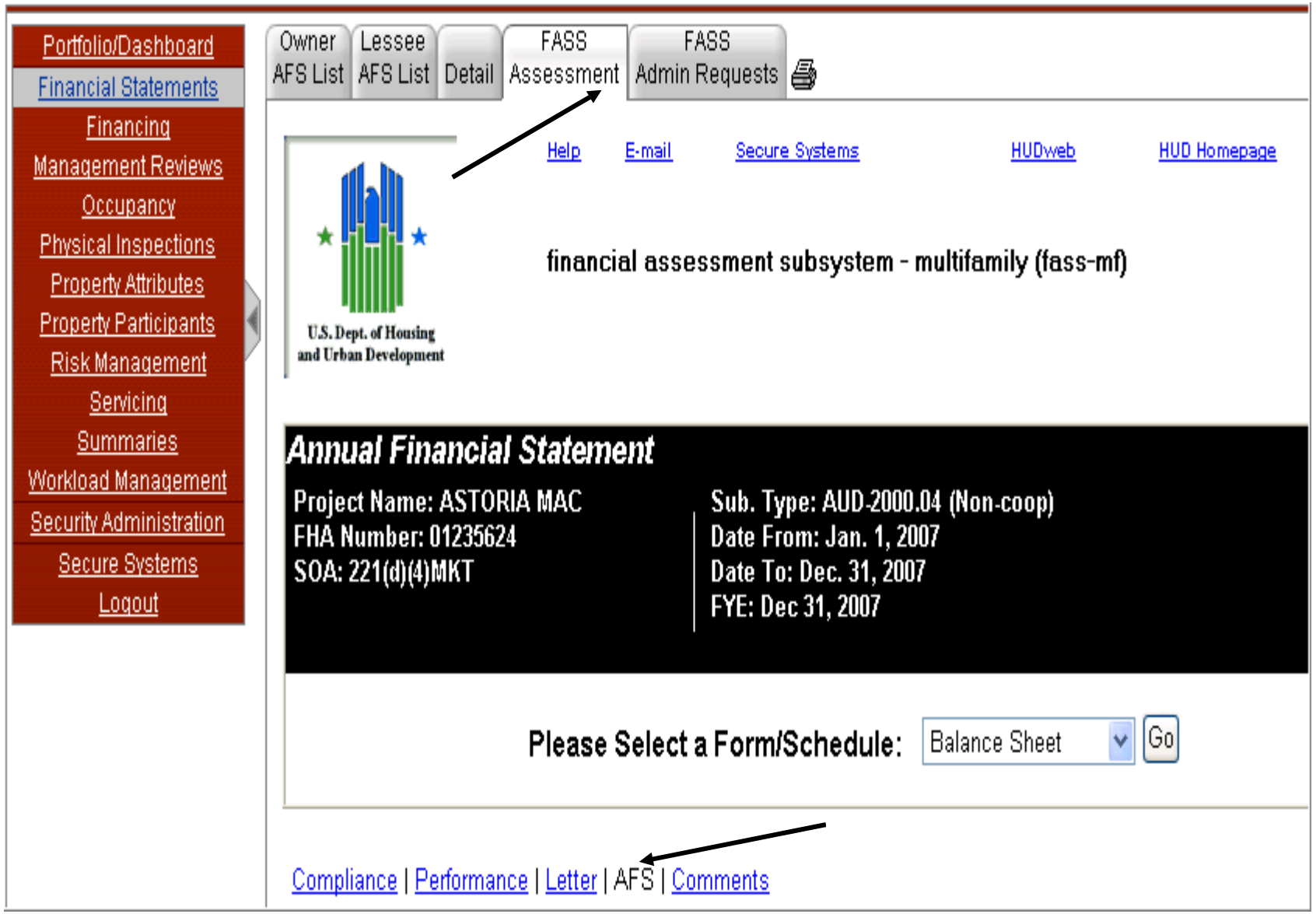
Summaries
Workload Management
Security Administration
Secure Systems
Logout
Owner AFS List
Lessee AFS List
Detail
FASS Assessment
FASS Admin Requests
Owner Annual Financial Statement
Financial Statement Required: Yes
Fiscal Year End Date:(mm/dd) 12/31
Annual Financial Statements from FASS
Due Date
TIN
Non-Filer Email Sent
Date Received
Number of Compliance Flags - Assessed
Performance Value/Color
Date FASS Letter Sent
Response Due Date
Referred To
Response Received Date
03/31/2007 Unknown 07/10/2007
Submission Status: Active
Submission Type:
Submission FYE:
03/31/2006 Unknown 05/31/2006
Submission Status: Active
Submission Type:
Submission FYE:
03/30/2004 112985932 03/29/2004 2 55.000 Red 12/23/2004
Submission Status: Active
Submission Type: AUD-2000.04 (Non-coop)
Submission FYE: 12/31/2003
03/31/2003 112985932 03/30/2003 1 67.000 Yellow 06/10/2003 07/10/2003 MFH 06/11/2003


Portfolio/Dashboard
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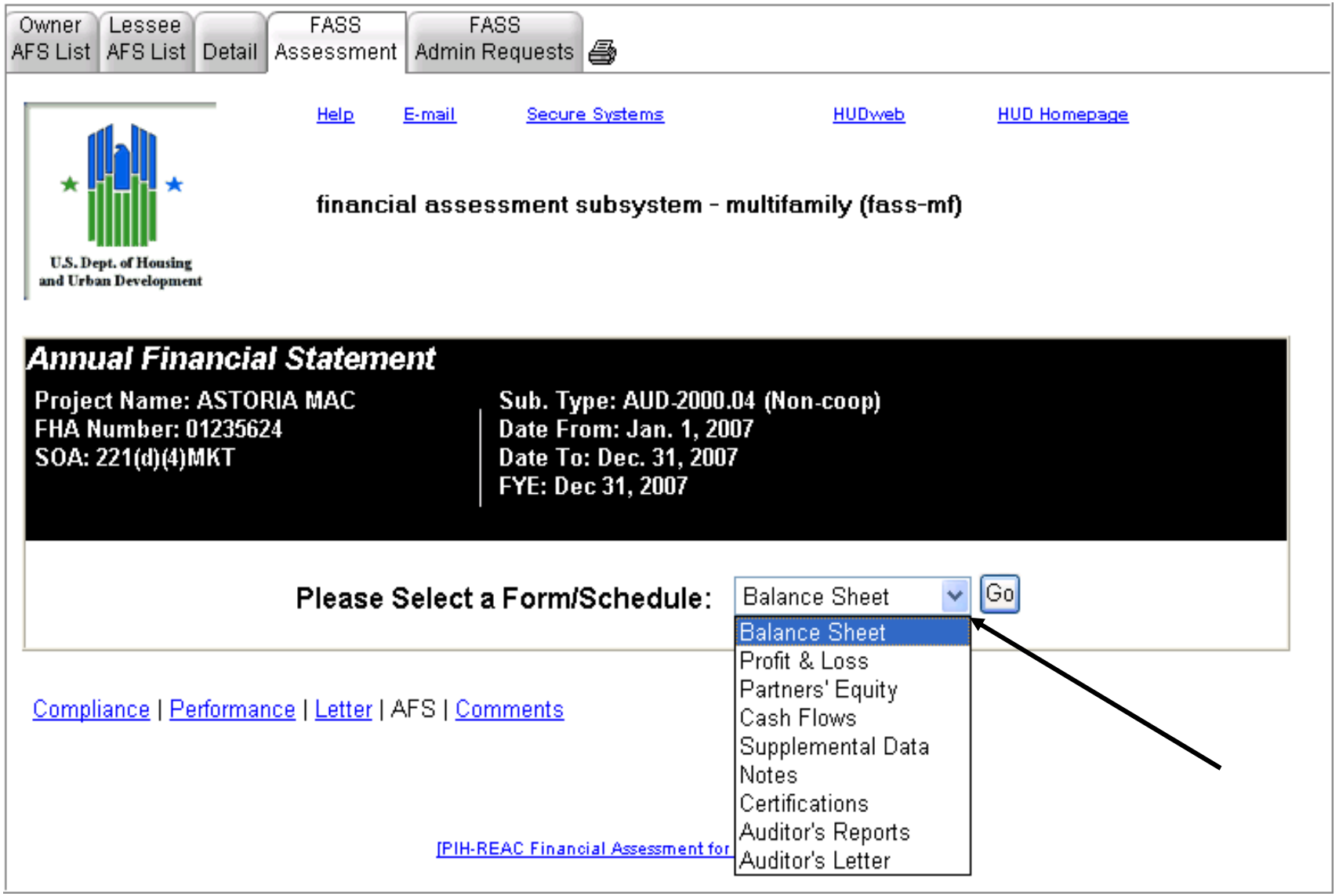
Secure Systems
Logout
Owner AFS List
Lessee AFS List
Detail
FASS Assessment
FASS Admin Requests
Help
E-mail
Secure Systems
HUDweb
HUD Homepage
U.S. Dept. of Housing and Urban Development
financial assessment subsystem - multifamily (fass-mf)
Annual Financial Statement
Project Name: ASTORIA MAC
FHA Number: 01235624
SOA: 221(d)(4)MKT
Sub. Type: AUD-2000.04 (Non-coop)
Date From: Jan. 1, 2007
Date To: Dec. 31, 2007
FYE: Dec 31, 2007
Please Select a Form/Schedule:
Balance Sheet
Go
Compliance | Performance | Letter | AFS | Comments


Owner AFS List
Lessee AFS List
Detail
FASS Assessment
FASS Admin Requests
Help
E-mail
Secure Systems
HUDweb
HUD Homepage
U.S. Dept. of Housing and Urban Development
financial assessment subsystem - multifamily (fass-mf)
Annual Financial Statement
Project Name: ASTORIA MAC
FHA Number: 01235624
SOA: 221(d)(4)MKT
Sub. Type: AUD-2000.04 (Non-coop)
Date From: Jan. 1, 2007
Date To: Dec. 31, 2007
FYE: Dec 31, 2007
Please Select a Form/Schedule:
Balance Sheet
Go
Balance Sheet
Profit & Loss
Partners' Equity
Cash Flows
Supplemental Data
Notes
Certifications
Auditor's Reports
Auditor's Letter
Compliance | Performance | Letter | AFS | Comments
[PIH-REAC Financial Assessment for

Help E-mail Secure Systems HUDweb HUD Homepage

financial assessment subsystem - multifamily (fass-mf)

Compliance Flags

Project Name: ASTORIA MAC
FHA Number: 01235624
SOA: 221(d)(4)MKT

Sub. Type: AUD-2000.04 (Non-coop)
Date From: Jan. 1, 2007
Date To: Dec. 31, 2007
FYE: Dec. 31, 2007

User: Date/Time:

Compliance Check	EC Referral	System Generated	Auditor Generated	Not Assessed	Manager/Analyst Recommendations			
					Accept	Upgrade to EC	Downgrade to MFH	Downgrade to None
Replacement Reserve (deposits)		X						

No. of Compliance Flags: 1

Compliance | Performance | Letter | AFS | Comments

Risk/Performance Indicators

Project Name: ASTORIA MAC
FHA Number: 01235624
SOA: 221(d)(4)MKT

Sub. Type: AUD-2000.04 (Non-coop)
Date From: Jan. 1, 2007
Date To: Dec. 31, 2007
FYE: Dec. 31, 2007

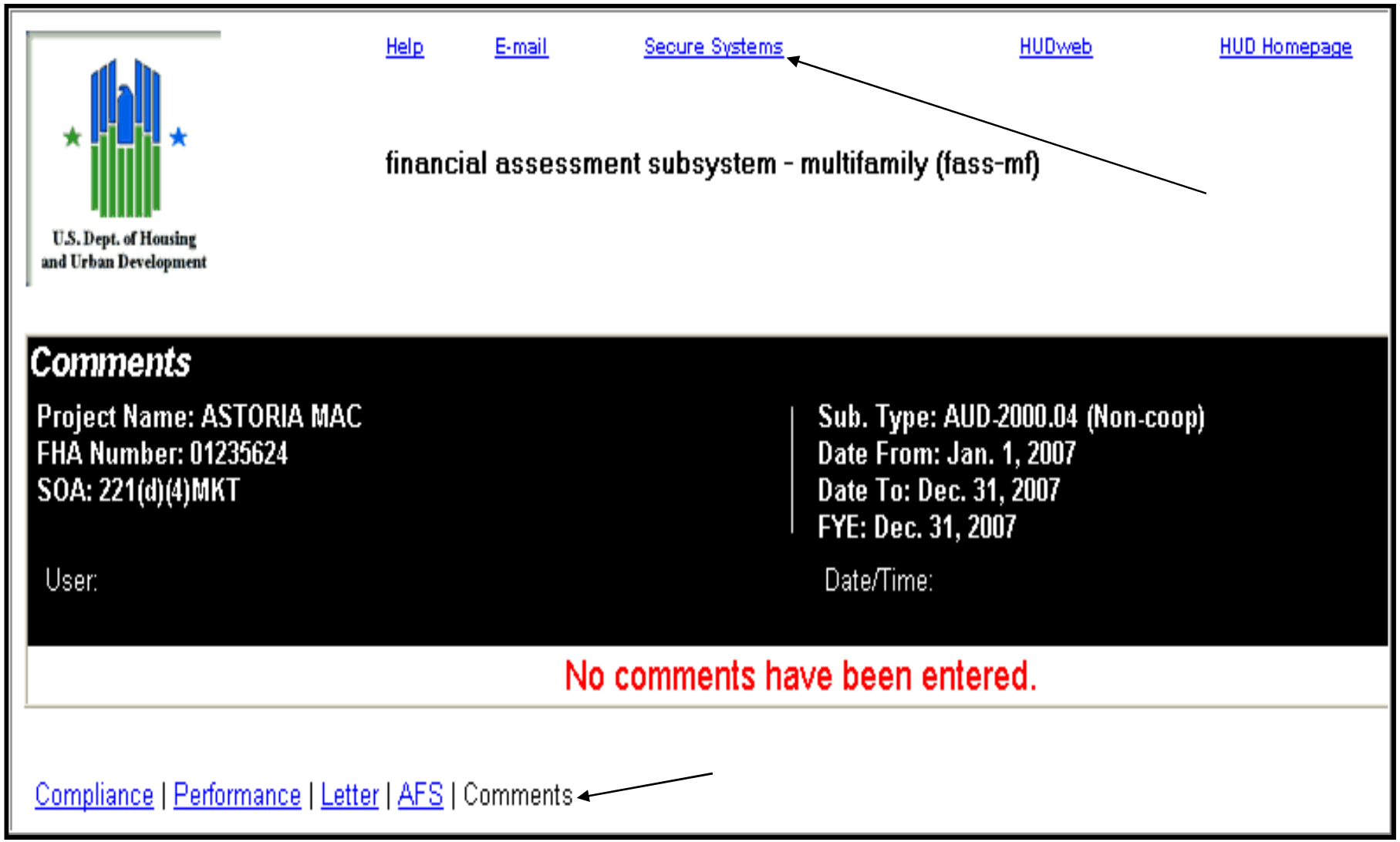
Program Type: Section 221(d)(4)

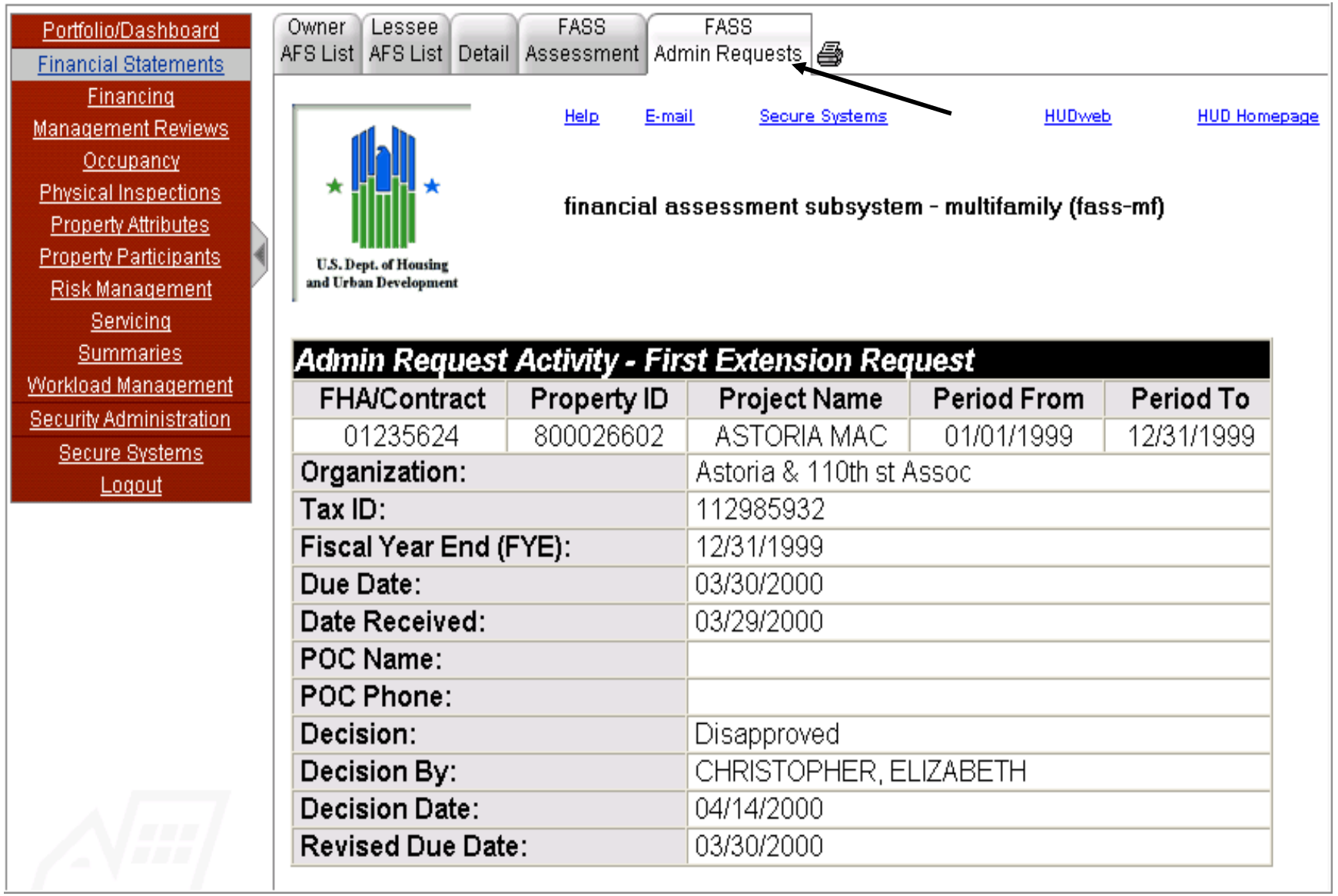
Performance Indicator	Description	Performance Value-Category
Surplus Cash per Unit	Surplus Cash / No. of Units (HEREMS)	-4584.194-Red
Net Cash Throw-off per Unit	(Net Income before depreciation - Mortgage Principal Pymts. - Required Reserve Deposits + Reserve Releases shown on P&L) / No. of Units (HEREMS)	-176.629-Red
Reserves per Unit	(Reserve for Replacement + Residual Receipts Balance) / No. of Units (HEREMS)	1365.742-Green
Occupancy Rate	Net Rent Revenue / Total Rent Revenue * 100	95.527-Yellow
Operating Cost Coverage	Total Revenue / (Total Operating Expenses + Reserve Deposits - Expensed Reserve Releases)	1.359-Red
Quick Ratio	(Cash and Cash Equivalents + Accounts Receivable) / (Total Current Liabilities - Construction and Entity Liabilities - 11/12 of Current Mortgage Principal)	0.185-Red
Debt Service Coverage	(Net Operating Income-Adjusted Reserve Deposit Requirement)/Debt Service	0.950-Red
Overall Risk Rating: 52 - Red		

Management Conditions

Management Indicator	Description	Value
Excessive Bad Debts	Bad Debt Expense / Annual Rent Potential	0.026
No. of Management Conditions: 1		

Compliance | Performance | Letter | AFS | Comments


Help
E-mail
Secure Systems
HUDweb
HUD Homepage
U.S. Dept. of Housing and Urban Development
financial assessment subsystem - multifamily (fass-mf)
Comments
Project Name: ASTORIA MAC
FHA Number: 01235624
SOA: 221(d)(4)MKT
Sub. Type: AUD-2000.04 (Non-coop)
Date From: Jan. 1, 2007
Date To: Dec. 31, 2007
FYE: Dec. 31, 2007
User:
Date/Time:
No comments have been entered.
Compliance | Performance | Letter | AFS | Comments


Portfolio/Dashboard
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FASS Admin Requests
U.S. Dept. of Housing and Urban Development
Help
E-mail
Secure Systems
HUDweb
HUD Homepage
financial assessment subsystem - multifamily (fass-mf)
Admin Request Activity - First Extension Request
FHA/Contract
Property ID
Project Name
Period From
Period To
01235624
800026602
ASTORIA MAC
01/01/1999
12/31/1999
Organization:
Astoria & 110th st Assoc
Tax ID:
112985932
Fiscal Year End (FYE):
12/31/1999
Due Date:
03/30/2000
Date Received:
03/29/2000
POC Name:
POC Phone:
Decision:
Disapproved
Decision By:
CHRISTOPHER, ELIZABETH
Decision Date:
04/14/2000
Revised Due Date:
03/30/2000

Physical Inspections

Physical Inspections

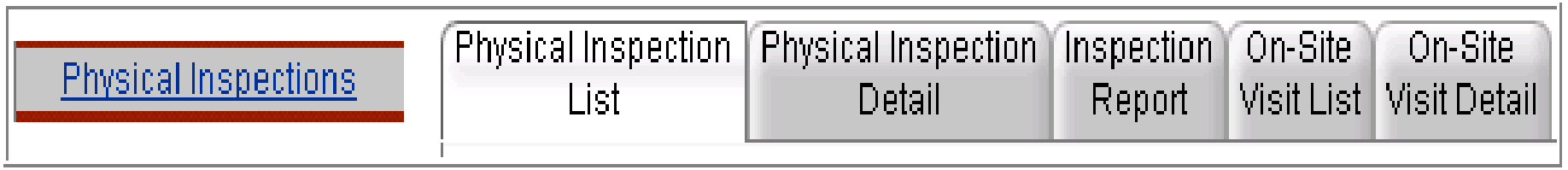
Physical Inspections

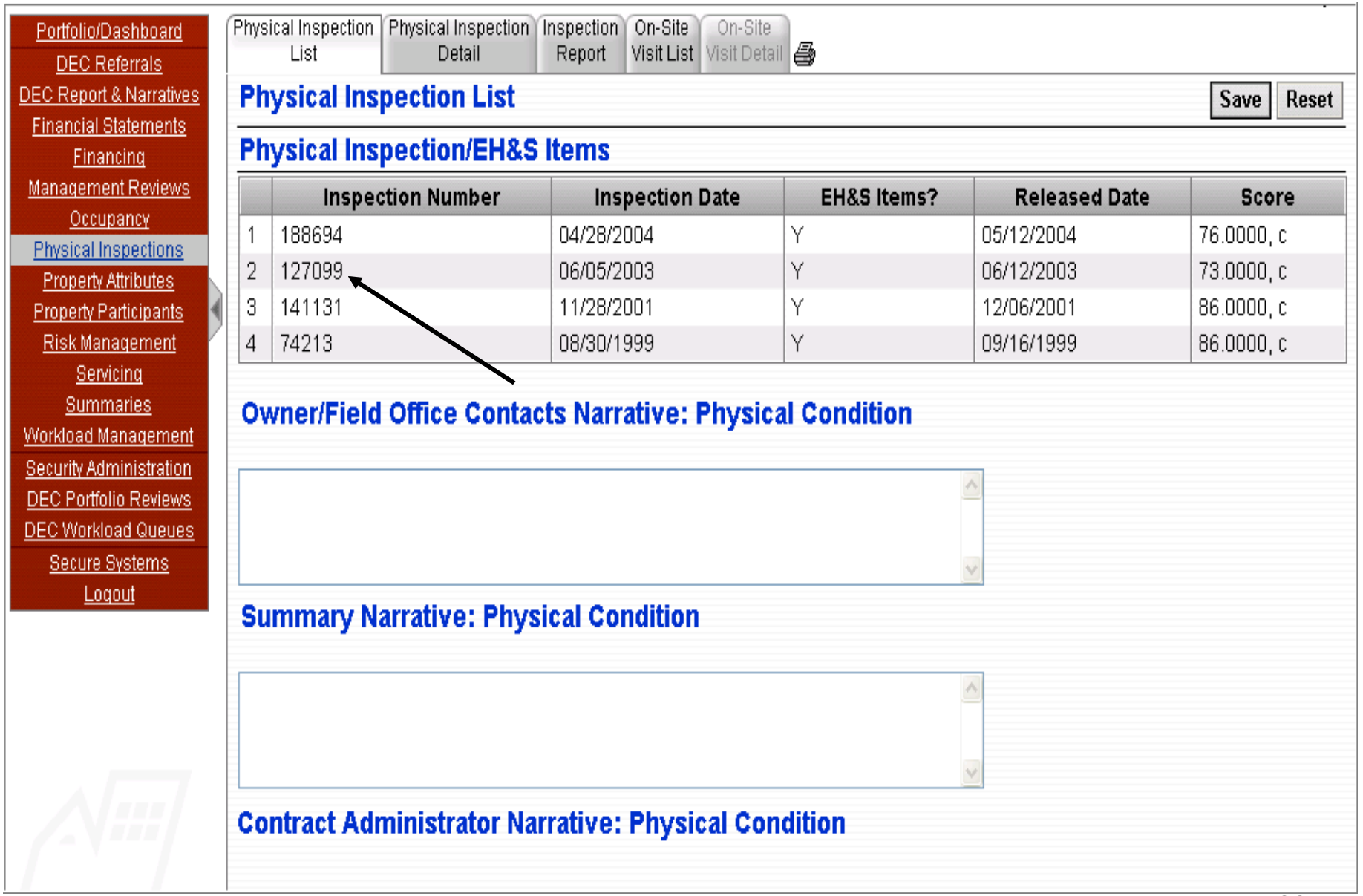
iREMS TABS

- Physical Inspection List
- Physical Inspection Detail
- Inspection Report
- On-Site Visit List
- On-Site Visit Detail

REMS Screens

- **Physical Conditions**

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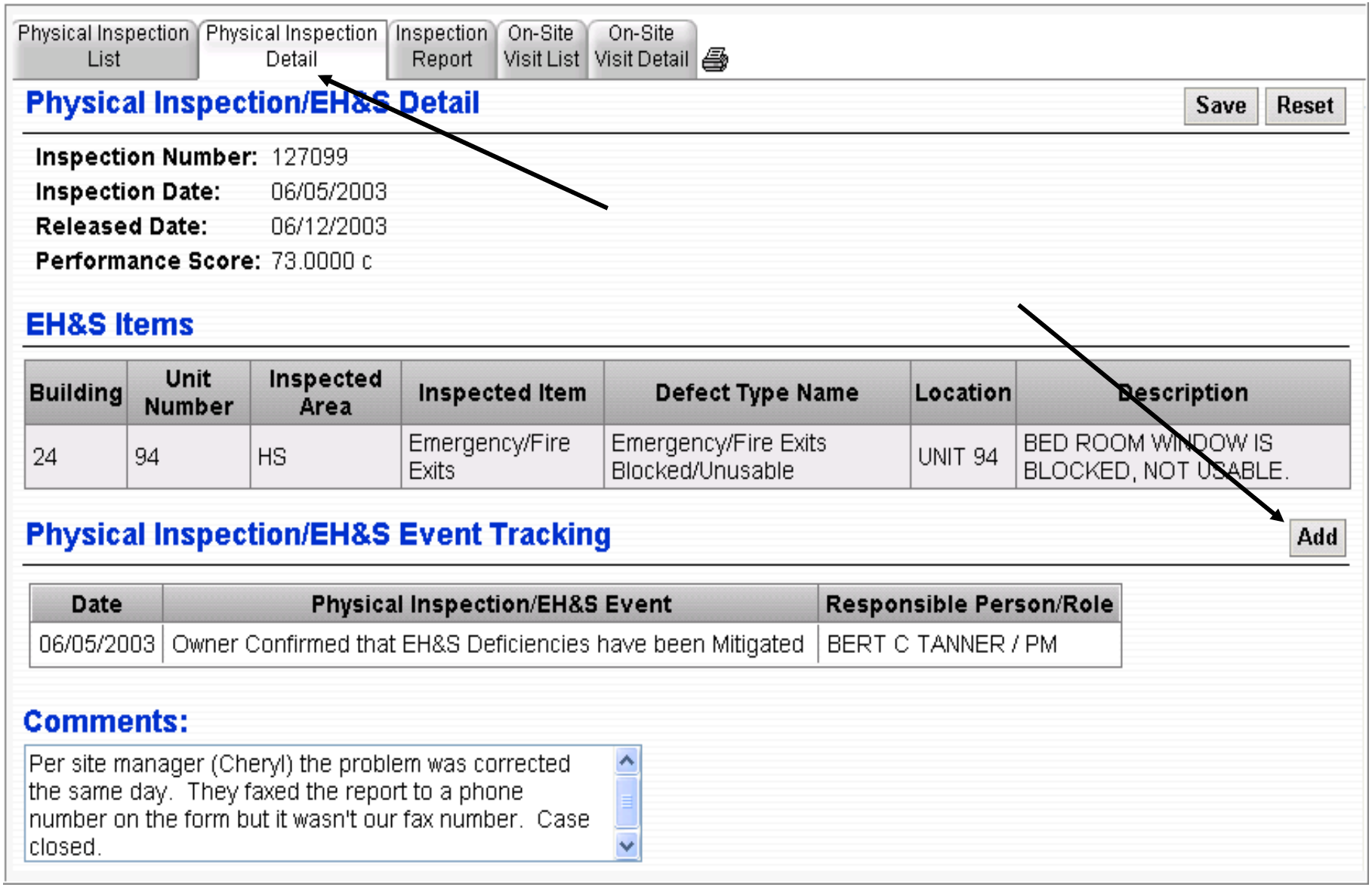
Security Administration
DEC Portfolio Reviews
DEC Workload Queues
Secure Systems
Logout
Physical Inspection List
Physical Inspection Detail
Inspection Report
On-Site Visit List
On-Site Visit Detail
Physical Inspection List
Save
Reset
Physical Inspection/EH&S Items
Inspection Number
Inspection Date
EH&S Items?
Released Date
Score
1 188694 04/28/2004 Y 05/12/2004 76.0000, c
2 127099 06/05/2003 Y 06/12/2003 73.0000, c
3 141131 11/28/2001 Y 12/06/2001 86.0000, c
4 74213 08/30/1999 Y 09/16/1999 86.0000, c
Owner/Field Office Contacts Narrative: Physical Condition
Summary Narrative: Physical Condition
Contract Administrator Narrative: Physical Condition


Physical Inspection List
Physical Inspection Detail
Inspection Report
On-Site Visit List
On-Site Visit Detail
Physical Inspection/EH&S Detail
Save
Reset
Inspection Number: 127099
Inspection Date: 06/05/2003
Released Date: 06/12/2003
Performance Score: 73.0000 c
EH&S Items
Building
Unit Number
Inspected Area
Inspected Item
Defect Type Name
Location
Description
24
94
HS
Emergency/Fire Exits
Emergency/Fire Exits Blocked/Unusable
UNIT 94
BED ROOM WINDOW IS BLOCKED, NOT USABLE.
Physical Inspection/EH&S Event Tracking
Add
Date
Physical Inspection/EH&S Event
Responsible Person/Role
06/05/2003
Owner Confirmed that EH&S Deficiencies have been Mitigated
BERT C TANNER / PM
Comments:
Per site manager (Cheryl) the problem was corrected the same day. They faxed the report to a phone number on the form but it wasn't our fax number. Case closed.

Physical Inspection/EH&S Event Tracking

Date	Physical Inspection/EH&S Event	Responsible Person/Role
06/05/2003	Owner Confirmed that EH&S Deficiencies have been Mitigated	BERT C TANNER / PM

Physical Inspection/EH&S Event Tracking Detail

Save | Reset | Close

Inspection Number: 127099

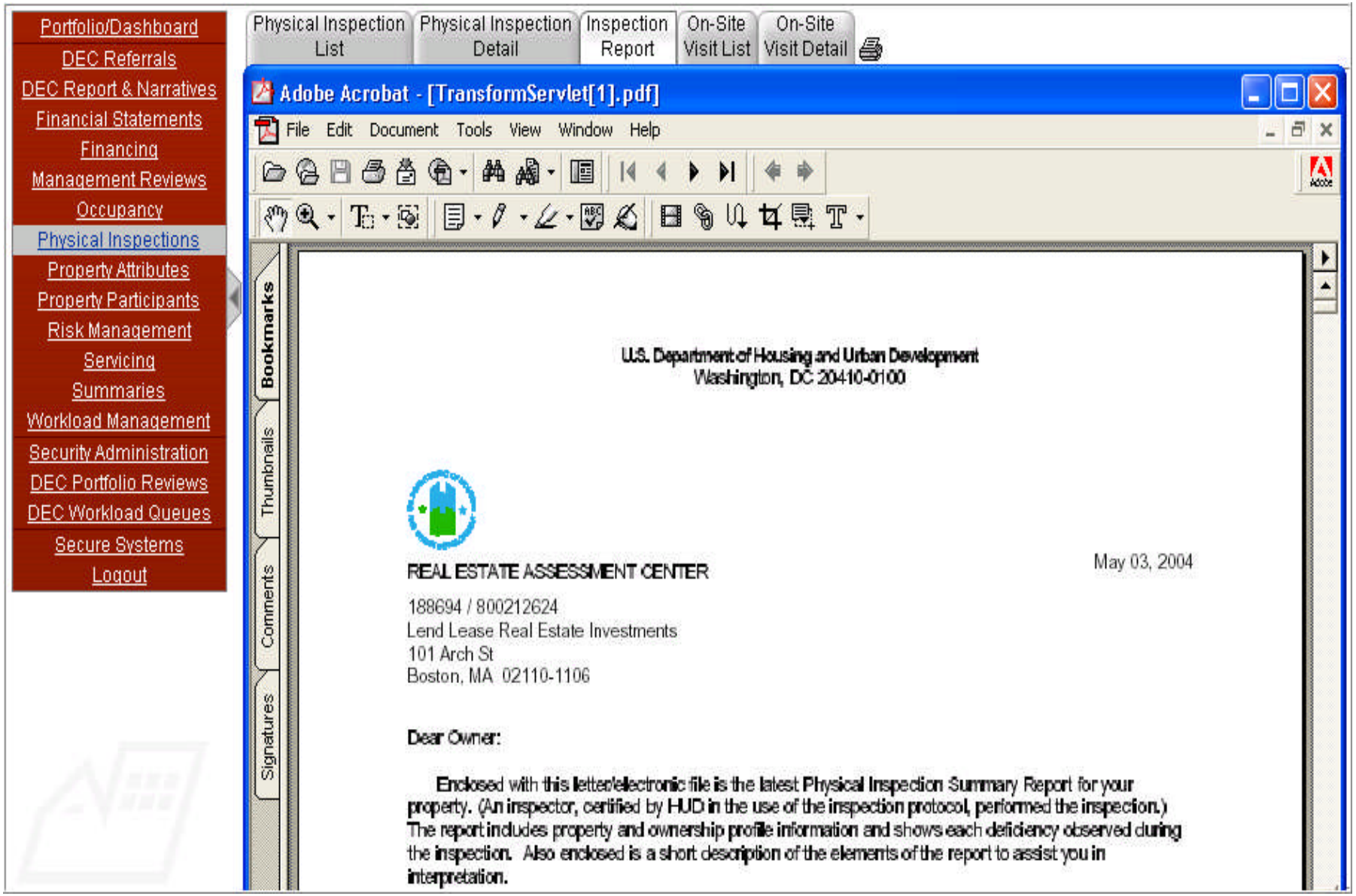
Physical Inspection/EH&S Event Date:

Physical Inspection/EH&S Event:

Responsible Person/Role:

Comments:

Per site manager (Cheryl) the problem was corrected the same day. They faxed the report to a phone number on the form but it wasn't our fax number. Case closed.


Portfolio/Dashboard
DEC Referrals
DEC Report & Narratives
Financial Statements
Financing
Management Reviews
Occupancy
Physical Inspections
Property Attributes
Property Participants
Risk Management
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DEC Portfolio Reviews
DEC Workload Queues
Secure Systems
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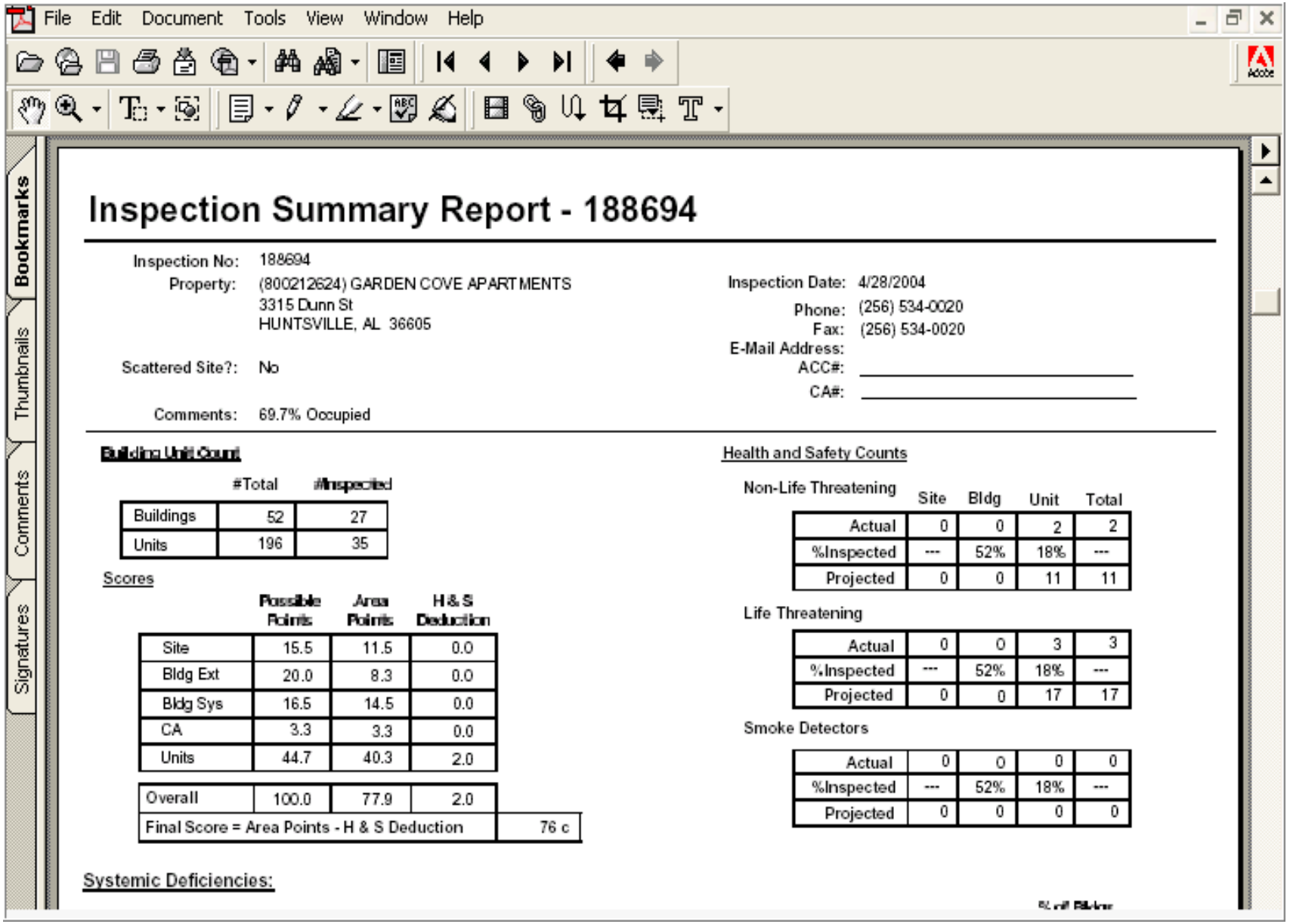
Physical Inspection List
Physical Inspection Detail
Inspection Report
On-Site Visit List
On-Site Visit Detail
Adobe Acrobat - [TransformServlet[1].pdf]
File Edit Document Tools View Window Help
Bookmarks
Thumbnails
Comments
Signatures
U.S. Department of Housing and Urban Development
Washington, DC 20410-0100
REAL ESTATE ASSESSMENT CENTER
May 03, 2004
188694 / 800212624
Lend Lease Real Estate Investments
101 Arch St
Boston, MA 02110-1106
Dear Owner:
Enclosed with this letter/electronic file is the latest Physical Inspection Summary Report for your property. (An inspector, certified by HUD in the use of the inspection protocol, performed the inspection.) The report includes property and ownership profile information and shows each deficiency observed during the inspection. Also enclosed is a short description of the elements of the report to assist you in interpretation.



Inspection Summary Report - 188694

Inspection No: 188694
Property: (800212624) GARDEN COVE APARTMENTS
3315 Dunn St
HUNTSVILLE, AL 36605

Scattered Site?: No

Comments: 69.7% Occupied

Inspection Date: 4/28/2004
Phone: (256) 534-0020
Fax: (256) 534-0020
E-Mail Address:
ACC#: _____
CA#: _____

Building Unit Count

	#Total	#Inspected
Buildings	52	27
Units	196	35

Scores

	Possible Points	Area Points	H & S Deduction	
Site	15.5	11.5	0.0	
Bldg Ext	20.0	8.3	0.0	
Bldg Sys	16.5	14.5	0.0	
CA	3.3	3.3	0.0	
Units	44.7	40.3	2.0	
Overall	100.0	77.9	2.0	
Final Score = Area Points - H & S Deduction				76 c

Health and Safety Counts

Non-Life Threatening

	Site	Bldg	Unit	Total
Actual	0	0	2	2
%Inspected	---	52%	18%	---
Projected	0	0	11	11

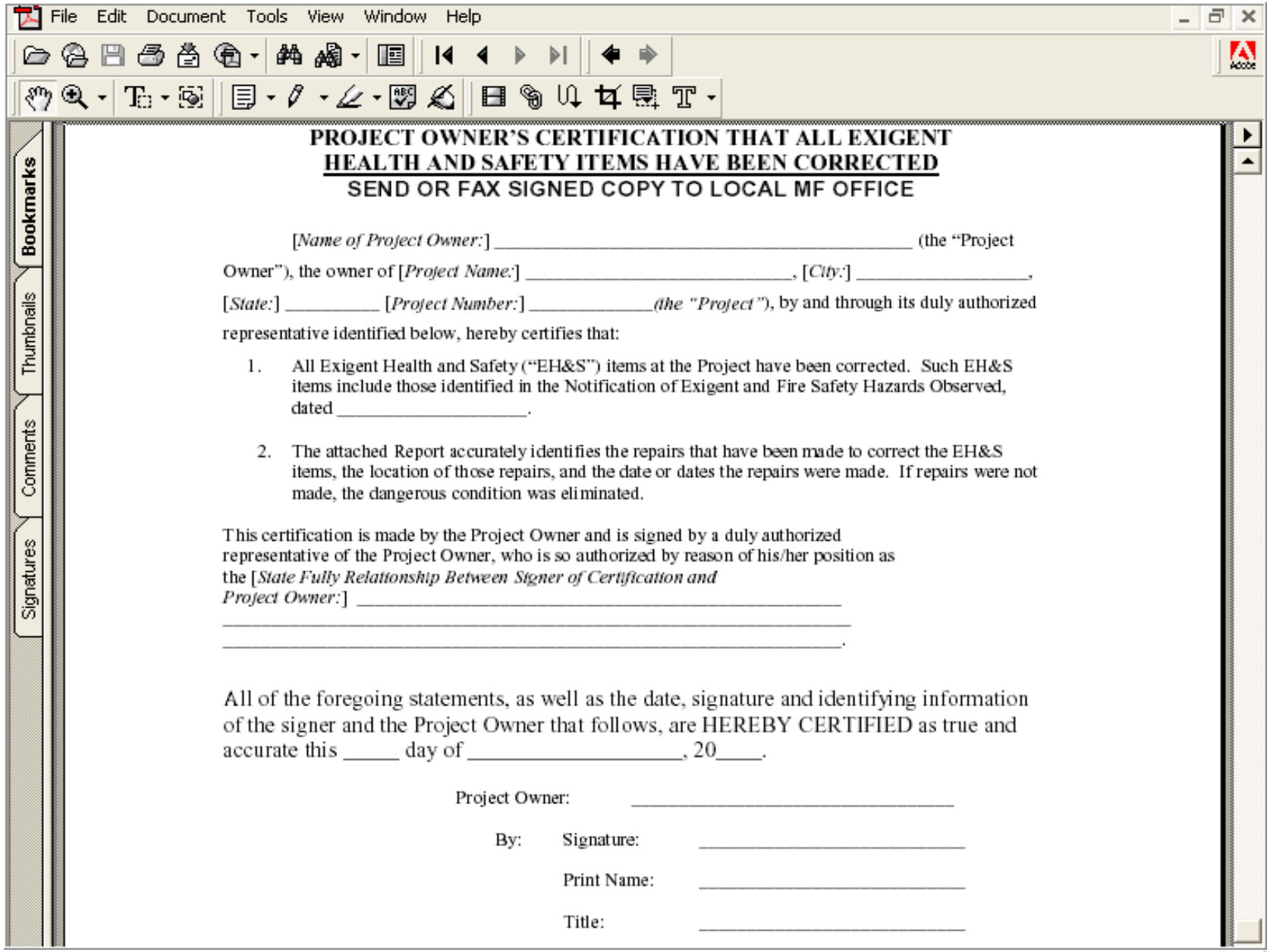
Life Threatening

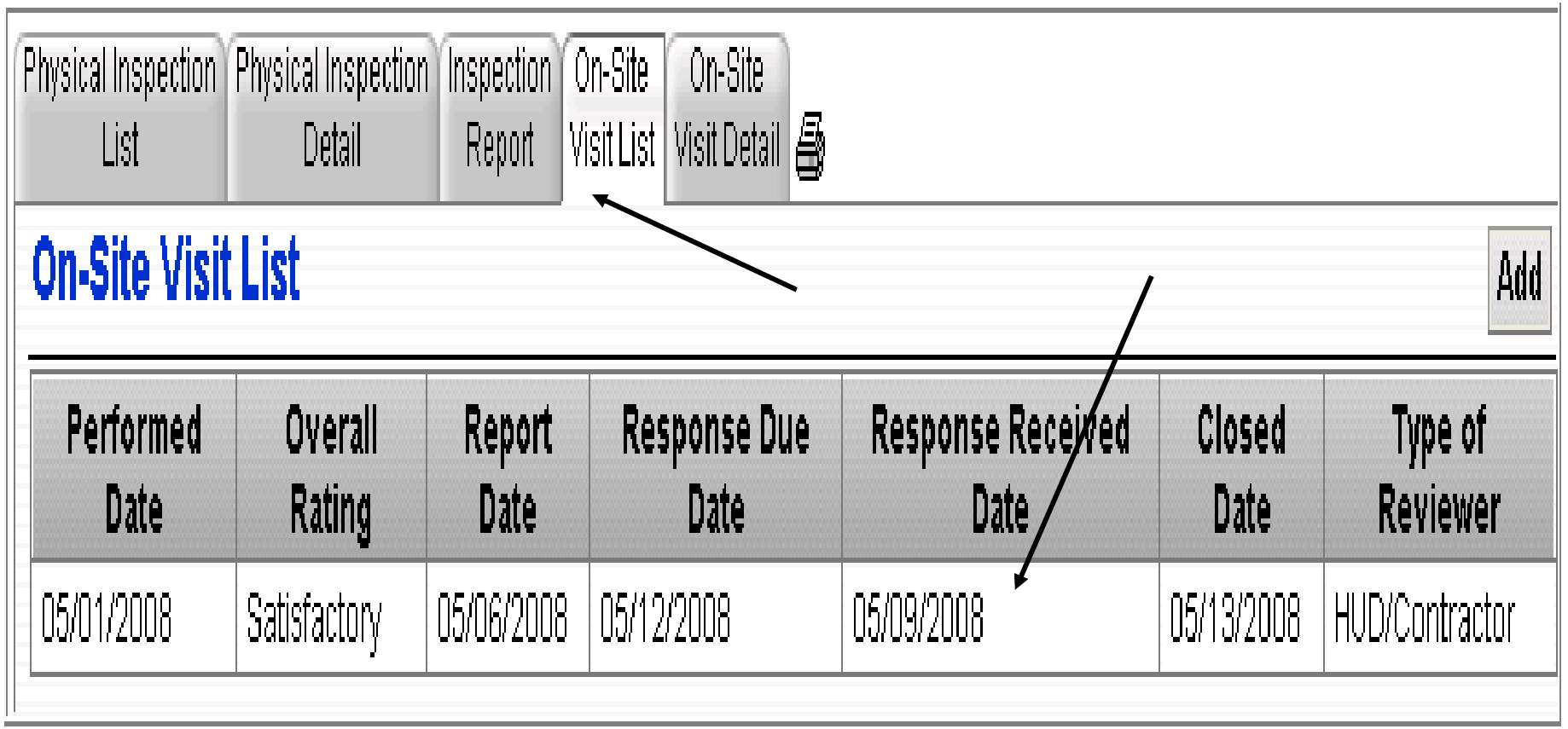
Actual	0	0	3	3
%Inspected	---	52%	18%	---
Projected	0	0	17	17

Smoke Detectors

Actual	0	0	0	0
%Inspected	---	52%	18%	---
Projected	0	0	0	0

Systemic Deficiencies:


File Edit Document Tools View Window Help
Bookmarks
Thumbnails
Comments
Signatures
PROJECT OWNER'S CERTIFICATION THAT ALL EXIGENT
HEALTH AND SAFETY ITEMS HAVE BEEN CORRECTED
SEND OR FAX SIGNED COPY TO LOCAL MF OFFICE
[Name of Project Owner:] _____ (the "Project Owner"), the owner of [Project Name:] _____, [City:] _____, [State:] _____ [Project Number:] _____(the "Project"), by and through its duly authorized representative identified below, hereby certifies that:
1. All Exigent Health and Safety ("EH&S") items at the Project have been corrected. Such EH&S items include those identified in the Notification of Exigent and Fire Safety Hazards Observed, dated _____.
2. The attached Report accurately identifies the repairs that have been made to correct the EH&S items, the location of those repairs, and the date or dates the repairs were made. If repairs were not made, the dangerous condition was eliminated.
This certification is made by the Project Owner and is signed by a duly authorized representative of the Project Owner, who is so authorized by reason of his/her position as the [State Fully Relationship Between Signer of Certification and Project Owner:] _____
_____
_____.
All of the foregoing statements, as well as the date, signature and identifying information of the signer and the Project Owner that follows, are HEREBY CERTIFIED as true and accurate this _____ day of _____, 20____.
Project Owner: _____
By: Signature: _____
Print Name: _____
Title: _____


Physical Inspection List
Physical Inspection Detail
Inspection Report
On-Site Visit List
On-Site Visit Detail
On-Site Visit List
Add
Performed Date
Overall Rating
Report Date
Response Due Date
Response Received Date
Closed Date
Type of Reviewer
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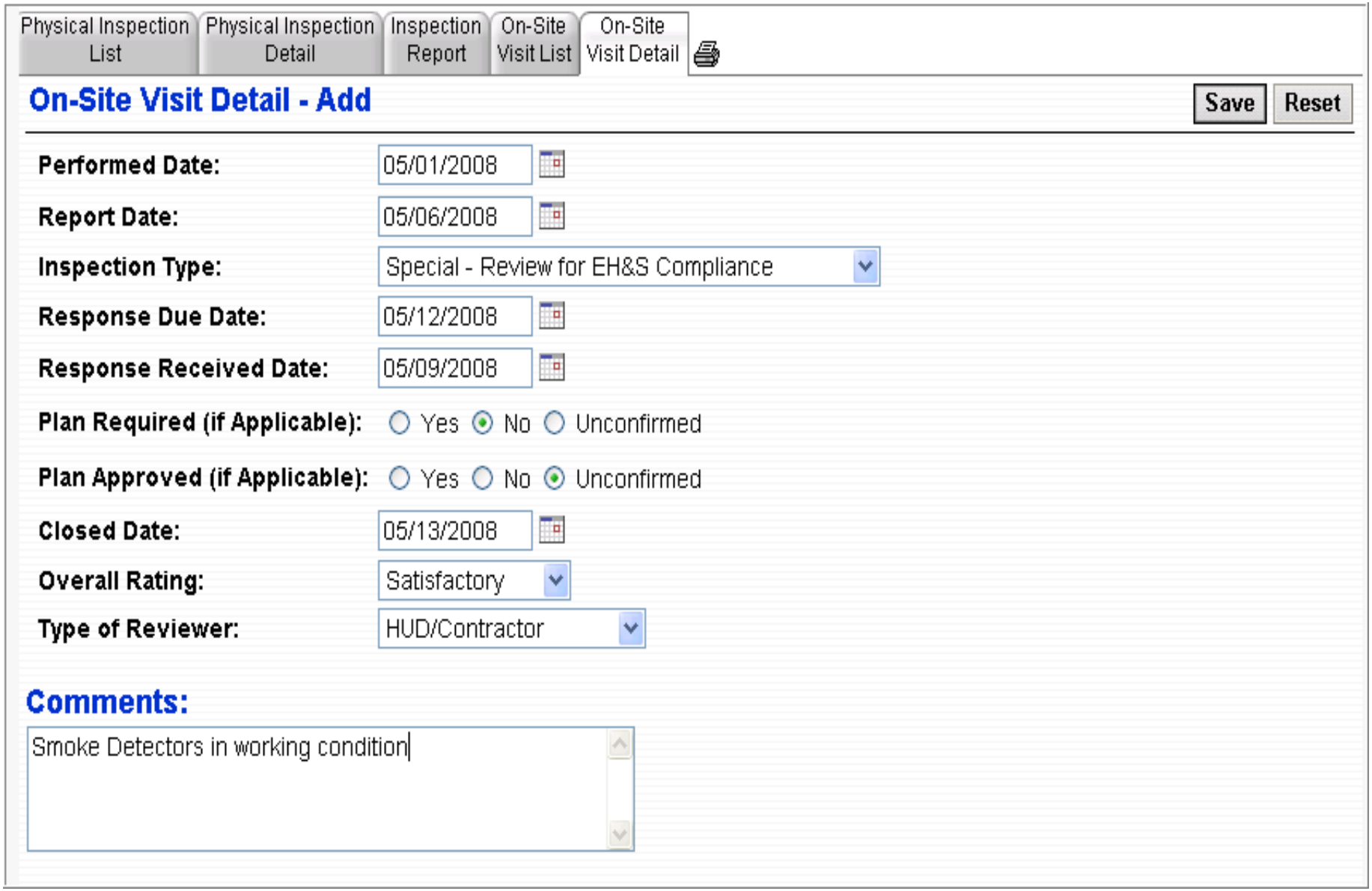
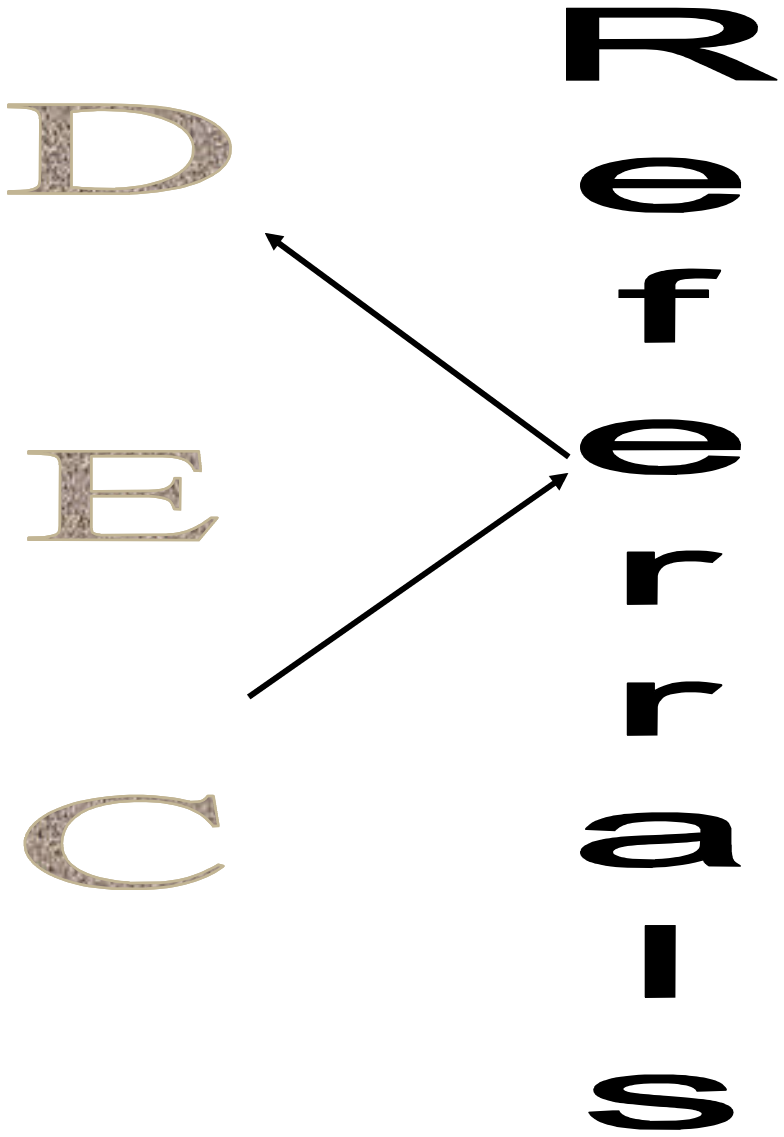
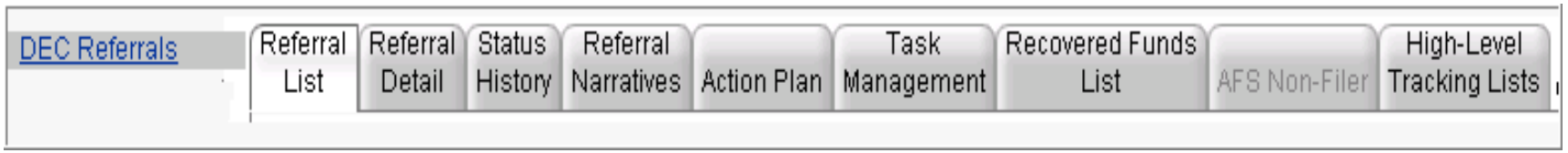
Satisfactory
05/06/2008
05/12/2008
05/09/2008
05/13/2008
HUD/Contractor


Physical Inspection List
Physical Inspection Detail
Inspection Report
On-Site Visit List
On-Site Visit Detail
On-Site Visit Detail - Add
Save
Reset
Performed Date:
05/01/2008
Report Date:
05/06/2008
Inspection Type:
Special - Review for EH&S Compliance
Response Due Date:
05/12/2008
Response Received Date:
05/09/2008
Plan Required (if Applicable):
Yes
No
Unconfirmed
Plan Approved (if Applicable):
Yes
No
Unconfirmed
Closed Date:
05/13/2008
Overall Rating:
Satisfactory
Type of Reviewer:
HUD/Contractor
Comments:
Smoke Detectors in working condition



DEC Referrals

DEC Referrals

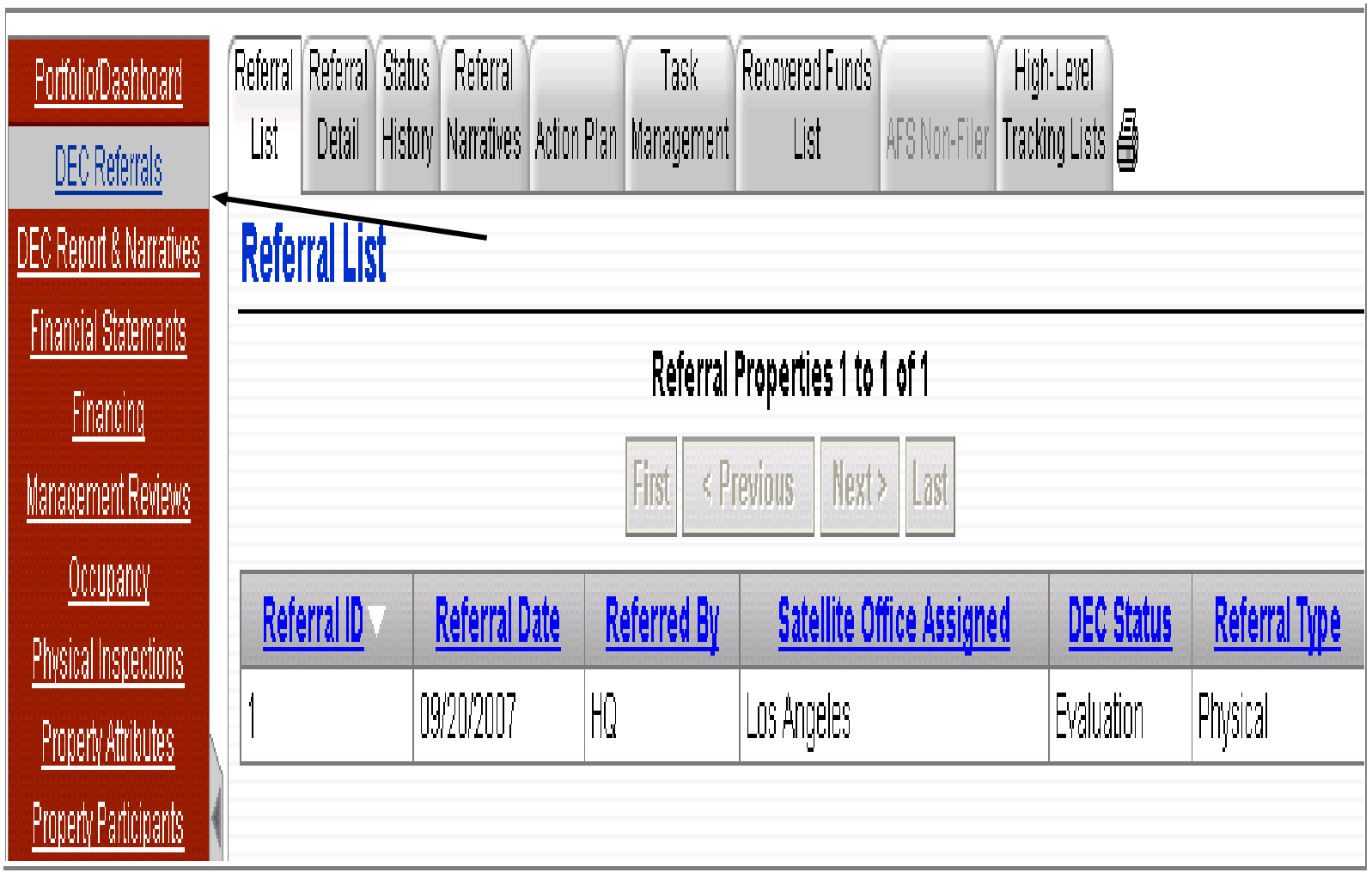


iREMS TABS

- Referral List
- Referral Details
- Status History
- Referral Narratives
- Action Plan
- Recovered Funds List
- AFS Non-Filer
- High-Level Tracking Lists

REMS Screens

- **Problem Statement**


Portfolio/Dashboard
DEC Referrals
DEC Report & Narratives
Financial Statements
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Management Reviews
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Physical Inspections
Property Attributes
Property Participants
Referral List
Referral Detail
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Referral Narratives
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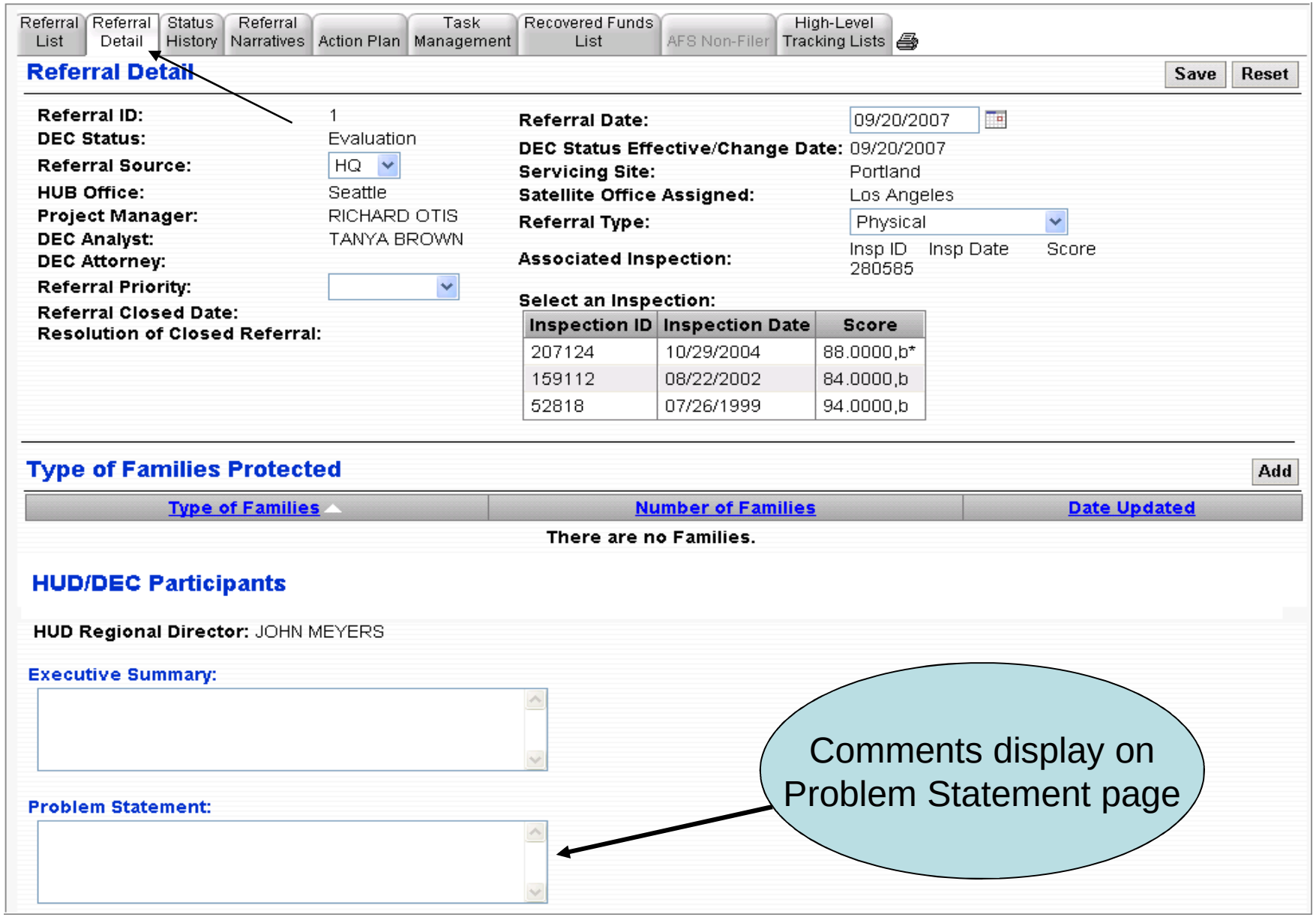
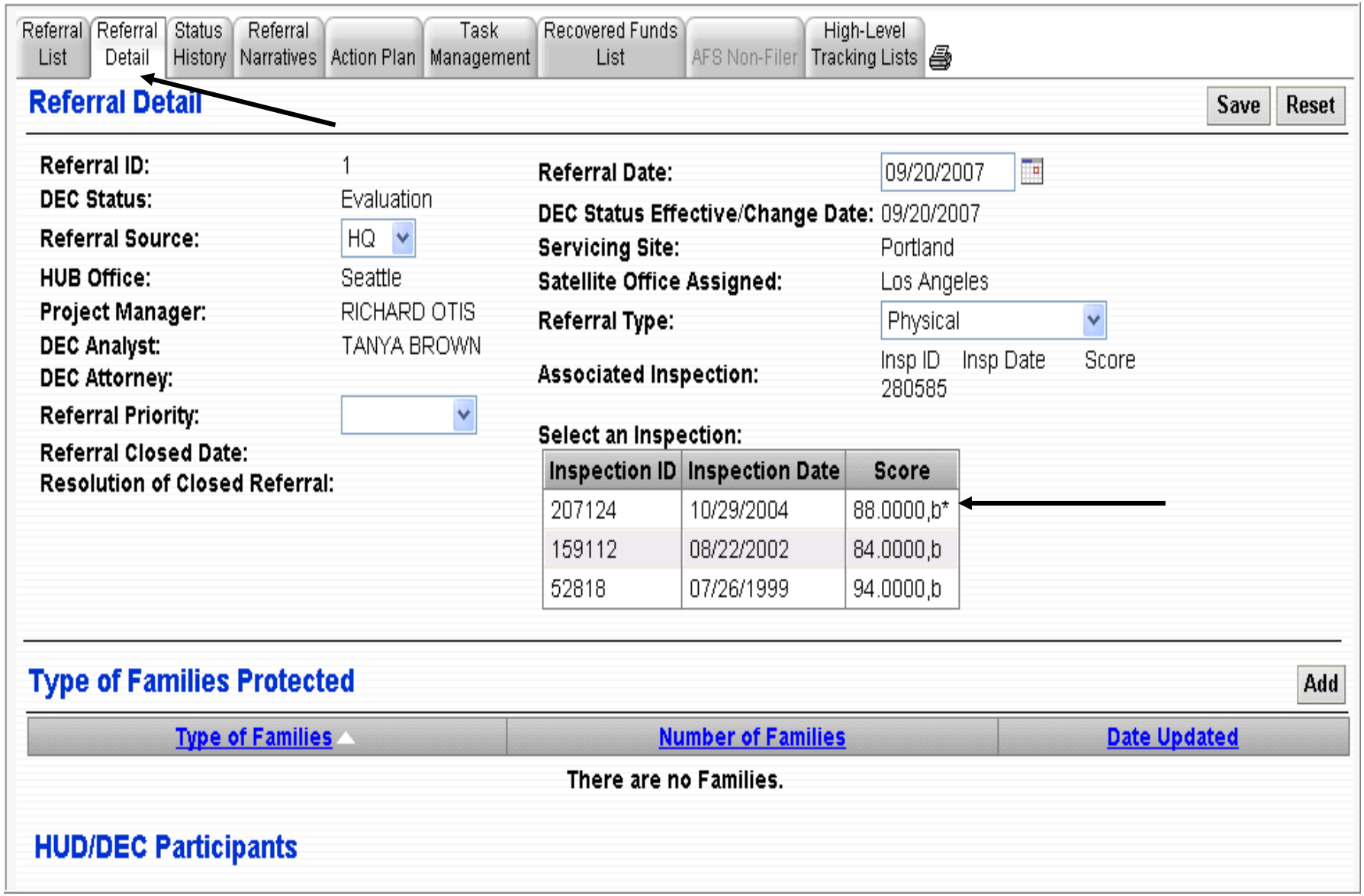
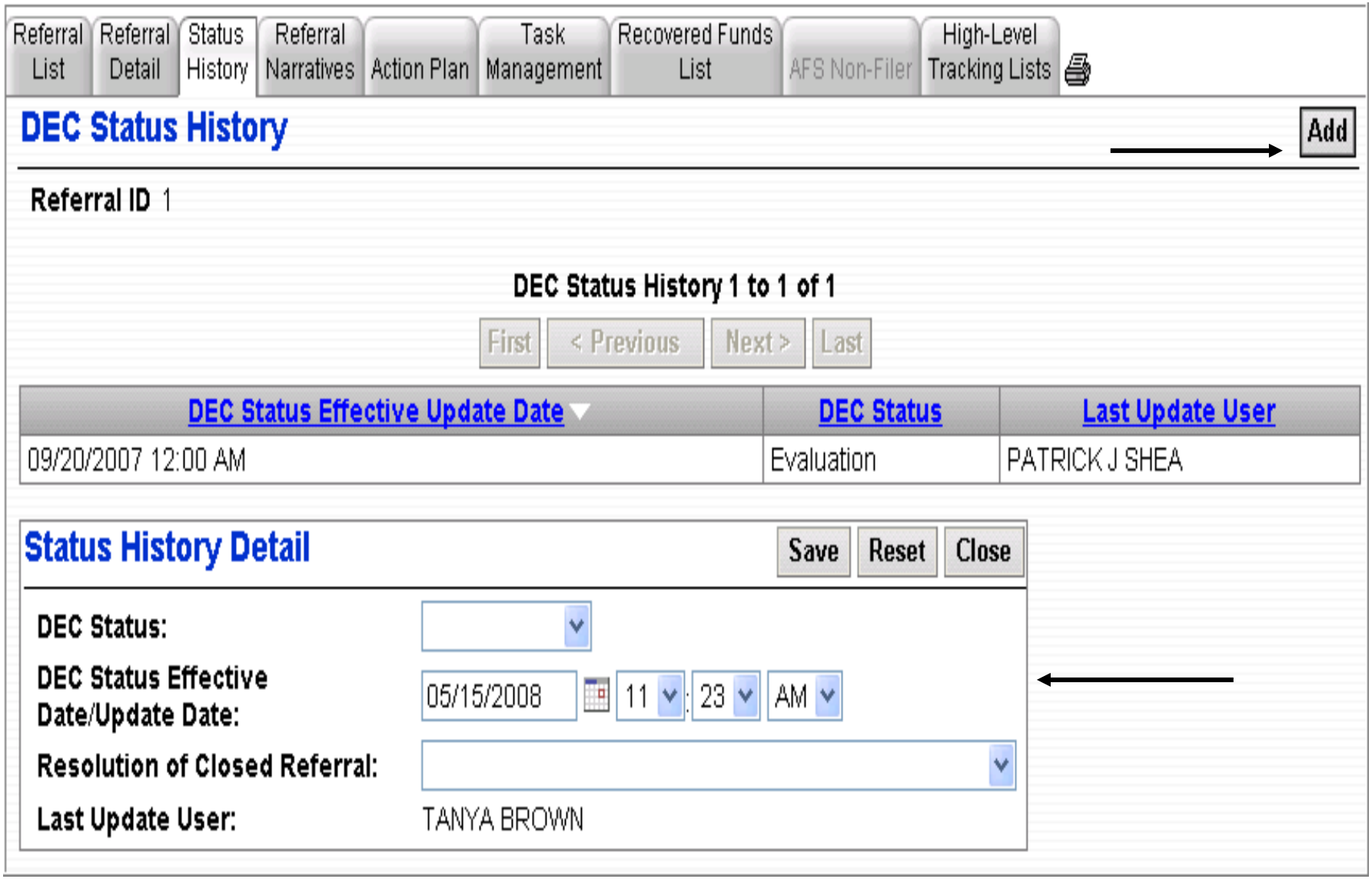
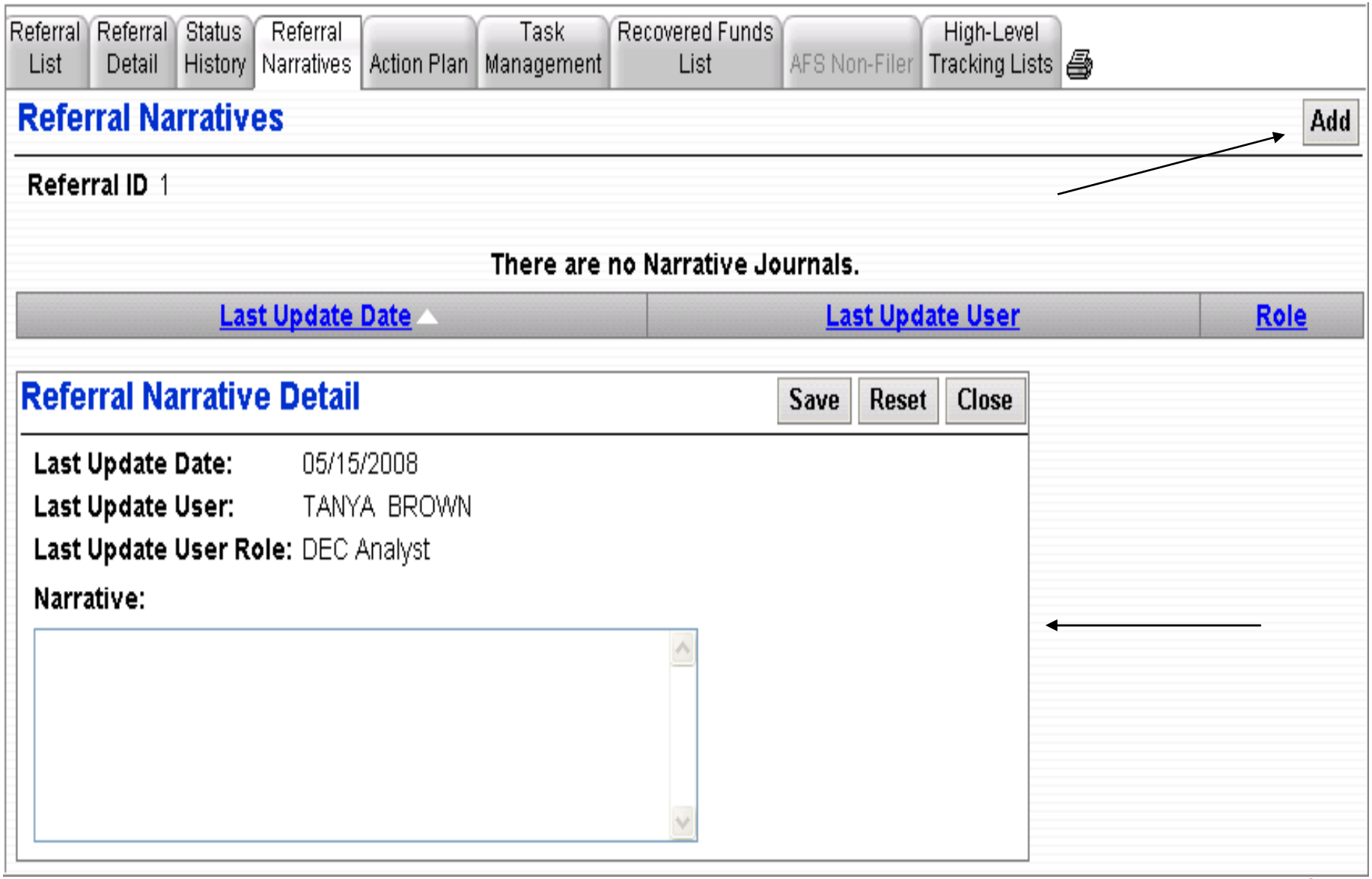
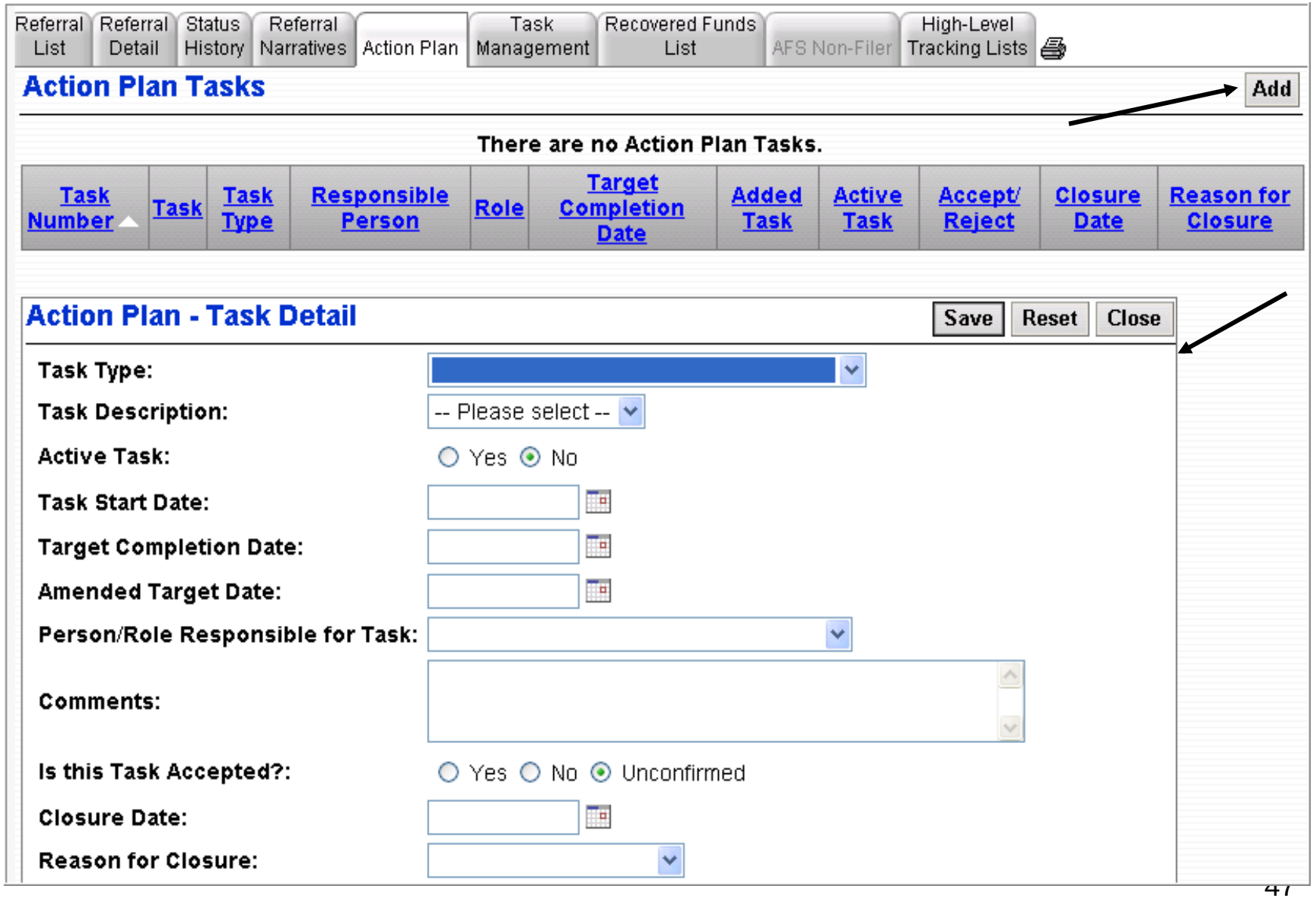
Task Management
Recovered Funds List
AFS Non-Filer
High-Level Tracking Lists
Referral List
Referral Properties 1 to 1 of 1
First
< Previous
Next >
Last
Referral ID
Referral Date
Referred By
Satellite Office Assigned
DEC Status
Referral Type
1
09/20/2007
HQ
Los Angeles
Evaluation
Physical

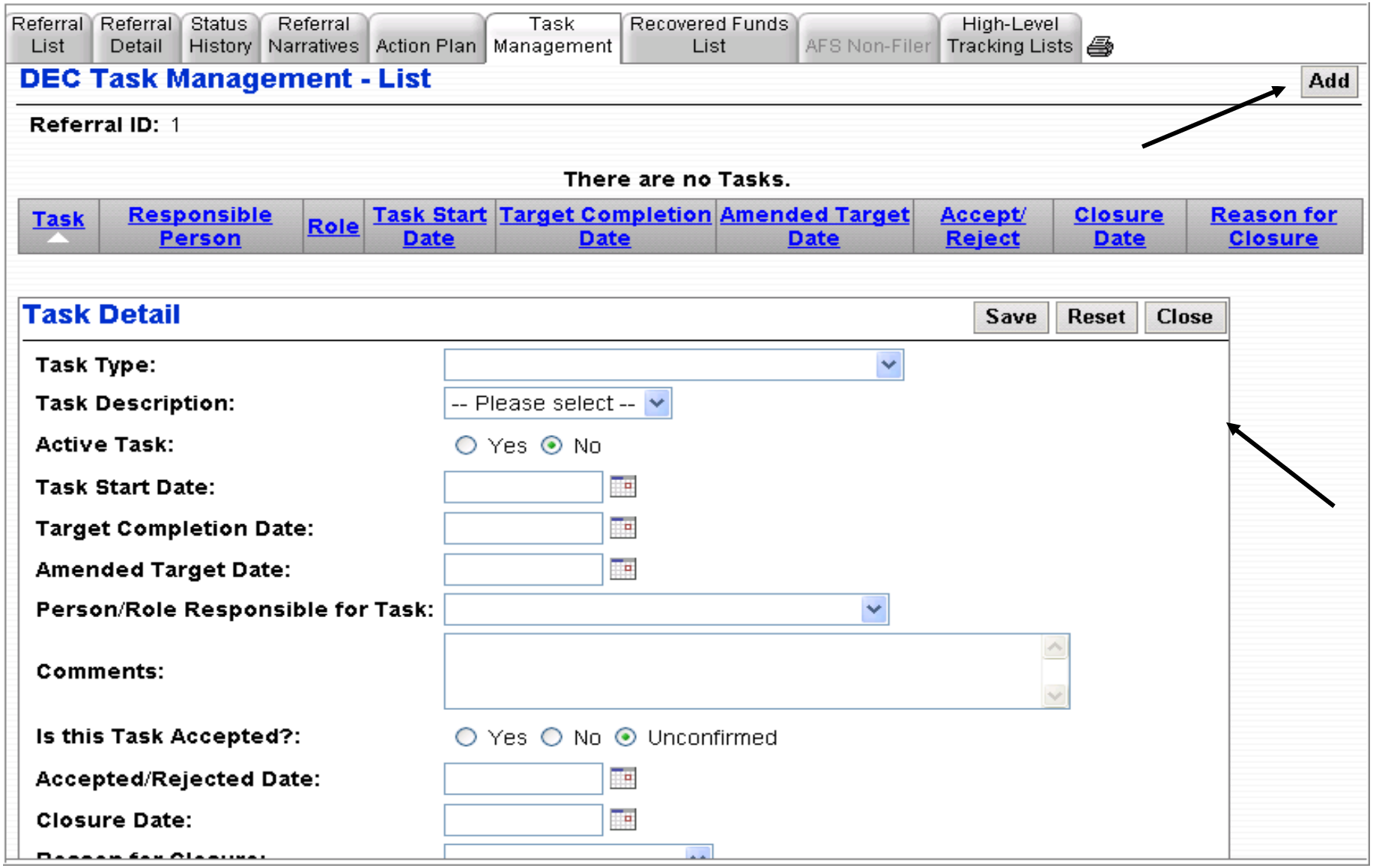

Referral List
Referral Detail
Status History
Referral Narratives
Action Plan
Task Management
Recovered Funds List
AFS Non-Filer
High-Level Tracking Lists
Referral Detail
Save
Reset
Referral ID: 1
DEC Status: Evaluation
Referral Source: HQ
HUB Office: Seattle
Project Manager: RICHARD OTIS
DEC Analyst: TANYA BROWN
DEC Attorney:
Referral Priority:
Referral Closed Date:
Resolution of Closed Referral:
Referral Date: 09/20/2007
DEC Status Effective/Change Date: 09/20/2007
Servicing Site: Portland
Satellite Office Assigned: Los Angeles
Referral Type: Physical
Associated Inspection: Insp ID Insp Date Score 280585
Select an Inspection:
Inspection ID | Inspection Date | Score
207124 | 10/29/2004 | 88.0000,b*
159112 | 08/22/2002 | 84.0000,b
52818 | 07/26/1999 | 94.0000,b
Type of Families Protected
Add
Type of Families | Number of Families | Date Updated
There are no Families.
HUD/DEC Participants
HUD Regional Director: JOHN MEYERS
Executive Summary:
Problem Statement:
Comments display on Problem Statement page


Referral List
Referral Detail
Status History
Referral Narratives
Action Plan
Task Management
Recovered Funds List
AFS Non-Filer
High-Level Tracking Lists
Referral Detail
Save
Reset
Referral ID: 1
DEC Status: Evaluation
Referral Source: HQ
HUB Office: Seattle
Project Manager: RICHARD OTIS
DEC Analyst: TANYA BROWN
DEC Attorney:
Referral Priority:
Referral Closed Date:
Resolution of Closed Referral:
Referral Date: 09/20/2007
DEC Status Effective/Change Date: 09/20/2007
Servicing Site: Portland
Satellite Office Assigned: Los Angeles
Referral Type: Physical
Associated Inspection: Insp ID Insp Date Score 280585
Select an Inspection:
Inspection ID | Inspection Date | Score
207124 | 10/29/2004 | 88.0000,b*
159112 | 08/22/2002 | 84.0000,b
52818 | 07/26/1999 | 94.0000,b
Type of Families Protected
Add
Type of Families | Number of Families | Date Updated
There are no Families.
HUD/DEC Participants


Referral List
Referral Detail
Status History
Referral Narratives
Action Plan
Task Management
Recovered Funds List
AFS Non-Filer
High-Level Tracking Lists
DEC Status History
Add
Referral ID 1
DEC Status History 1 to 1 of 1
First
< Previous
Next >
Last
DEC Status Effective Update Date
DEC Status
Last Update User
09/20/2007 12:00 AM
Evaluation
PATRICK J SHEA
Status History Detail
Save
Reset
Close
DEC Status:
DEC Status Effective Date/Update Date:
05/15/2008
11
23
AM
Resolution of Closed Referral:
Last Update User:
TANYA BROWN


Referral List
Referral Detail
Status History
Referral Narratives
Action Plan
Task Management
Recovered Funds List
AFS Non-Filer
High-Level Tracking Lists
Referral Narratives
Add
Referral ID 1
There are no Narrative Journals.
Last Update Date
Last Update User
Role
Referral Narrative Detail
Save
Reset
Close
Last Update Date: 05/15/2008
Last Update User: TANYA BROWN
Last Update User Role: DEC Analyst
Narrative:


Referral List
Referral Detail
Status History
Referral Narratives
Action Plan
Task Management
Recovered Funds List
AFS Non-Filer
High-Level Tracking Lists
Action Plan Tasks
Add
There are no Action Plan Tasks.
Task Number
Task
Task Type
Responsible Person
Role
Target Completion Date
Added Task
Active Task
Accept/ Reject
Closure Date
Reason for Closure
Action Plan - Task Detail
Save
Reset
Close
Task Type:
Task Description:
-- Please select --
Active Task:
Yes
No
Task Start Date:
Target Completion Date:
Amended Target Date:
Person/Role Responsible for Task:
Comments:
Is this Task Accepted?:
Yes
No
Unconfirmed
Closure Date:
Reason for Closure:


Referral List
Referral Detail
Status History
Referral Narratives
Action Plan
Task Management
Recovered Funds List
AFS Non-Filer
High-Level Tracking Lists
DEC Task Management - List
Add
Referral ID: 1
There are no Tasks.
Task
Responsible Person
Role
Task Start Date
Target Completion Date
Amended Target Date
Accept/ Reject
Closure Date
Reason for Closure
Task Detail
Save
Reset
Close
Task Type:
Task Description:
-- Please select --
Active Task:
Yes
No
Task Start Date:
Target Completion Date:
Amended Target Date:
Person/Role Responsible for Task:
Comments:
Is this Task Accepted?:
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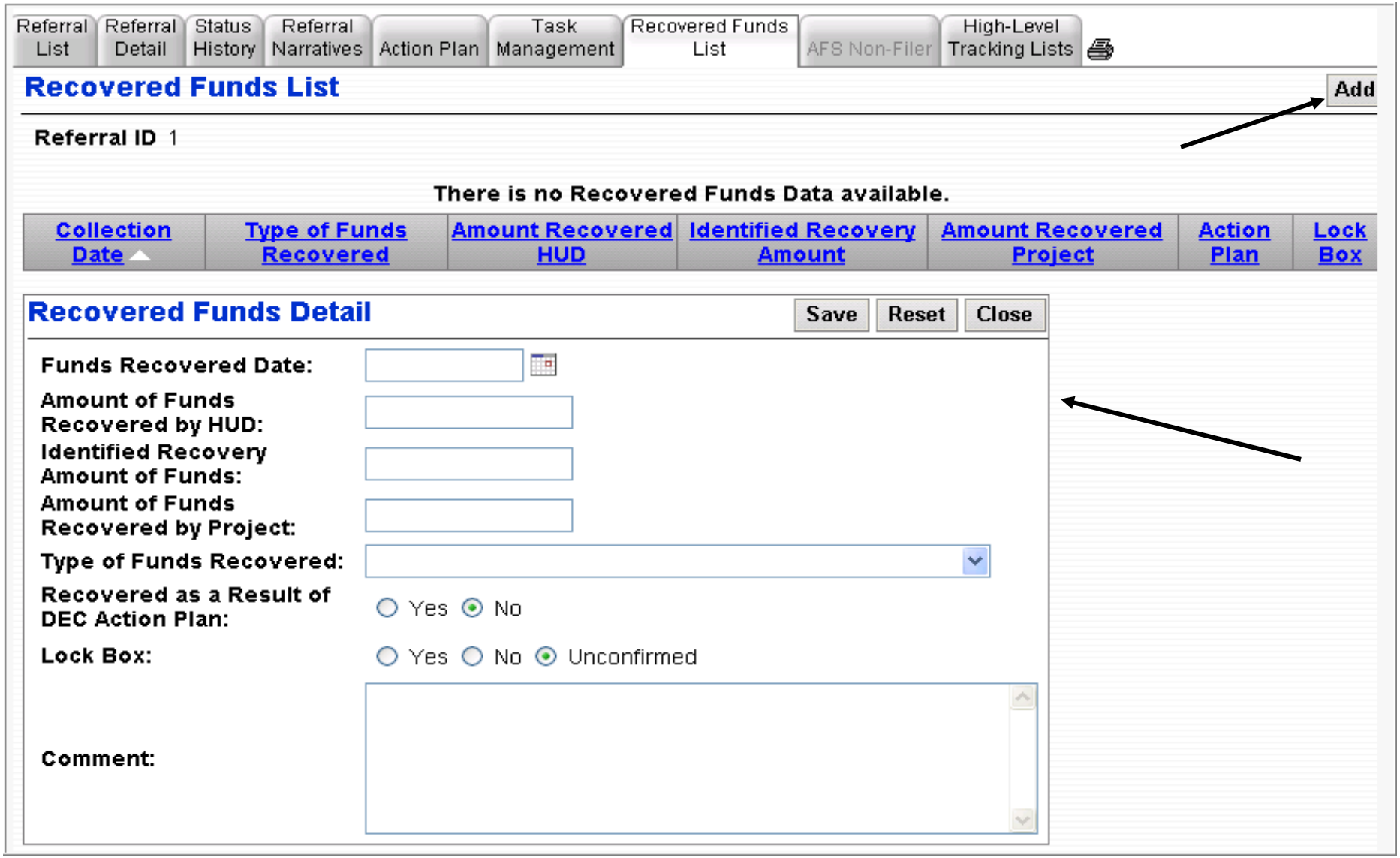
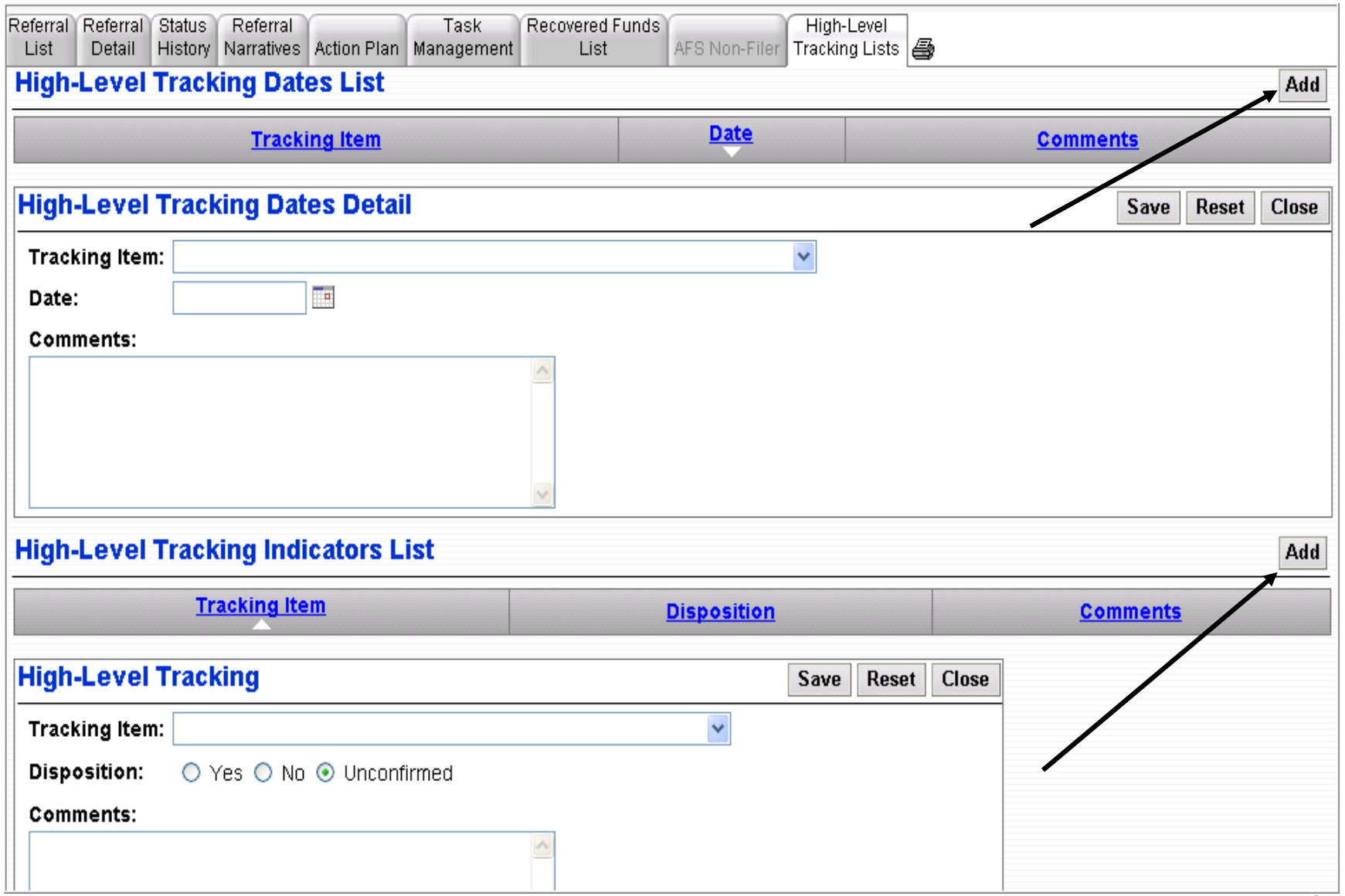
No
Unconfirmed
Accepted/Rejected Date:
Closure Date:


Referral List
Referral Detail
Status History
Referral Narratives
Action Plan
Task Management
Recovered Funds List
AFS Non-Filer
High-Level Tracking Lists
Recovered Funds List
Add
Referral ID 1
There is no Recovered Funds Data available.
Collection Date
Type of Funds Recovered
Amount Recovered HUD
Identified Recovery Amount
Amount Recovered Project
Action Plan
Lock Box
Recovered Funds Detail
Save
Reset
Close
Funds Recovered Date:
Amount of Funds Recovered by HUD:
Identified Recovery Amount of Funds:
Amount of Funds Recovered by Project:
Type of Funds Recovered:
Recovered as a Result of DEC Action Plan:
Yes
No
Lock Box:
Yes
No
Unconfirmed
Comment:


Referral List
Referral Detail
Status History
Referral Narratives
Action Plan
Task Management
Recovered Funds List
AFS Non-Filer
High-Level Tracking Lists
High-Level Tracking Dates List
Add
Tracking Item
Date
Comments
High-Level Tracking Dates Detail
Save
Reset
Close
Tracking Item:
Date:
Comments:
High-Level Tracking Indicators List
Add
Tracking Item
Disposition
Comments
High-Level Tracking
Save
Reset
Close
Tracking Item:
Disposition:
Yes
No
Unconfirmed
Comments:

DEC Portfolio Reviews

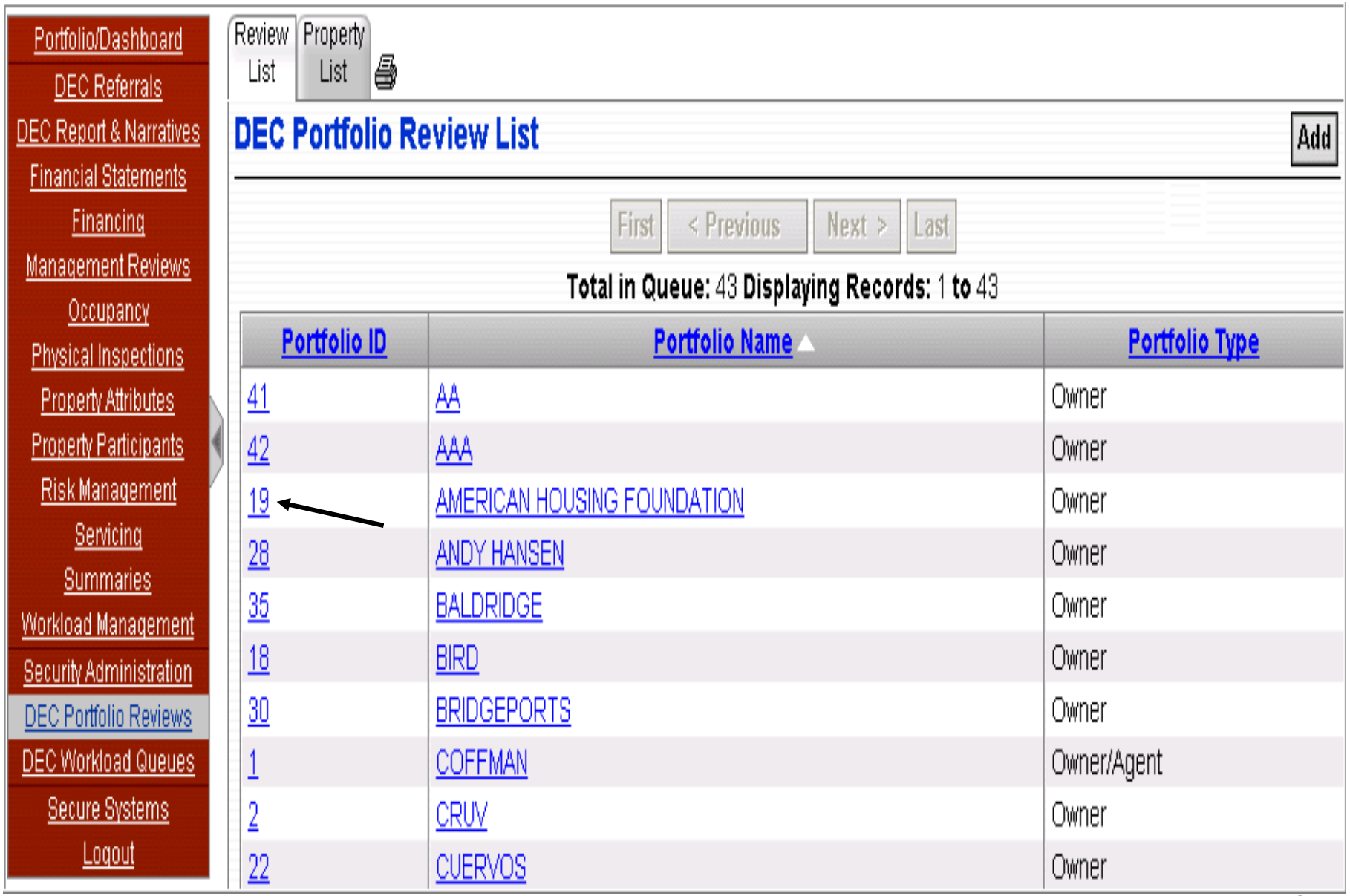
DEC Portfolio Review

iREMS TABS

- Review List
- Property List

REMS Screens

- **DEC Portfolio Review**


Portfolio/Dashboard
DEC Referrals
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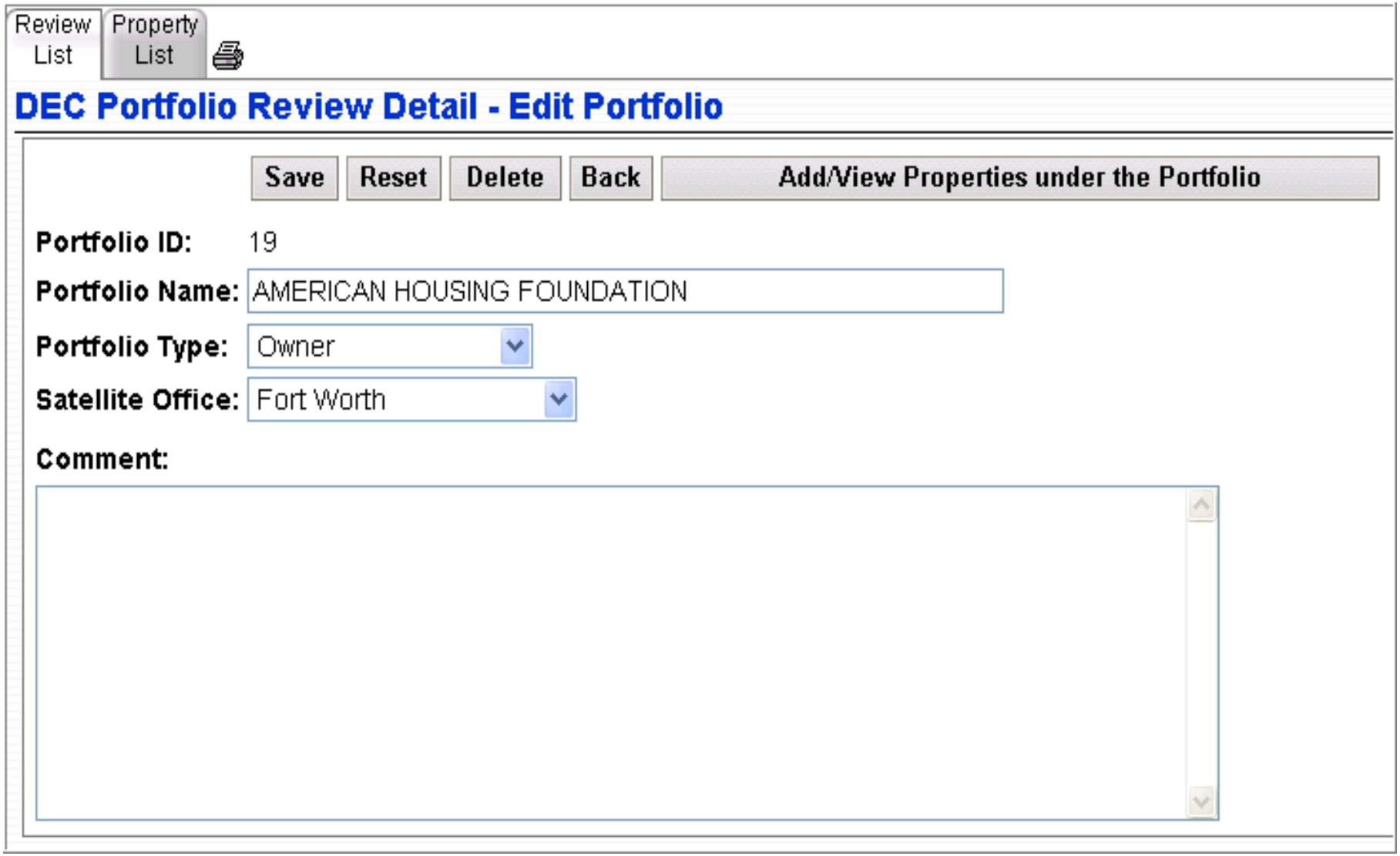
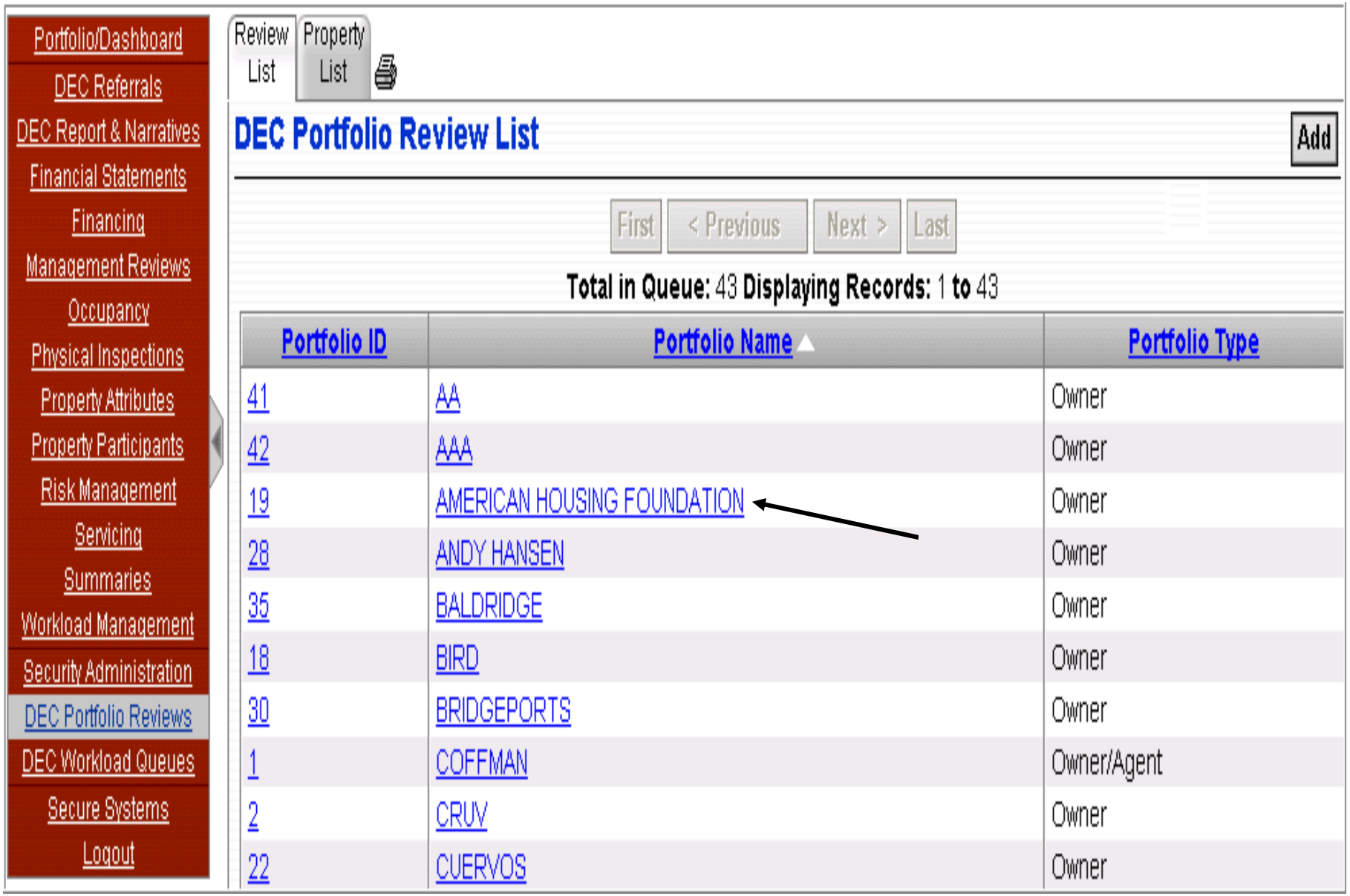
DEC Workload Queues
Secure Systems
Logout
Review List
Property List
DEC Portfolio Review List
Add
First
< Previous
Next >
Last
Total in Queue: 43 Displaying Records: 1 to 43
Portfolio ID
Portfolio Name
Portfolio Type
41 AA Owner
42 AAA Owner
19 AMERICAN HOUSING FOUNDATION Owner
28 ANDY HANSEN Owner
35 BALDRIDGE Owner
18 BIRD Owner
30 BRIDGEPORTS Owner
1 COFFMAN Owner/Agent
2 CRUV Owner
22 CUERVOS Owner


Review List
Property List
DEC Portfolio Review Detail - Edit Portfolio
Save
Reset
Delete
Back
Add/View Properties under the Portfolio
Portfolio ID:
19
Portfolio Name:
AMERICAN HOUSING FOUNDATION
Portfolio Type:
Owner
Satellite Office:
Fort Worth
Comment:


Portfolio/Dashboard
DEC Referrals
DEC Report & Narratives
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Property Attributes
Property Participants
Risk Management
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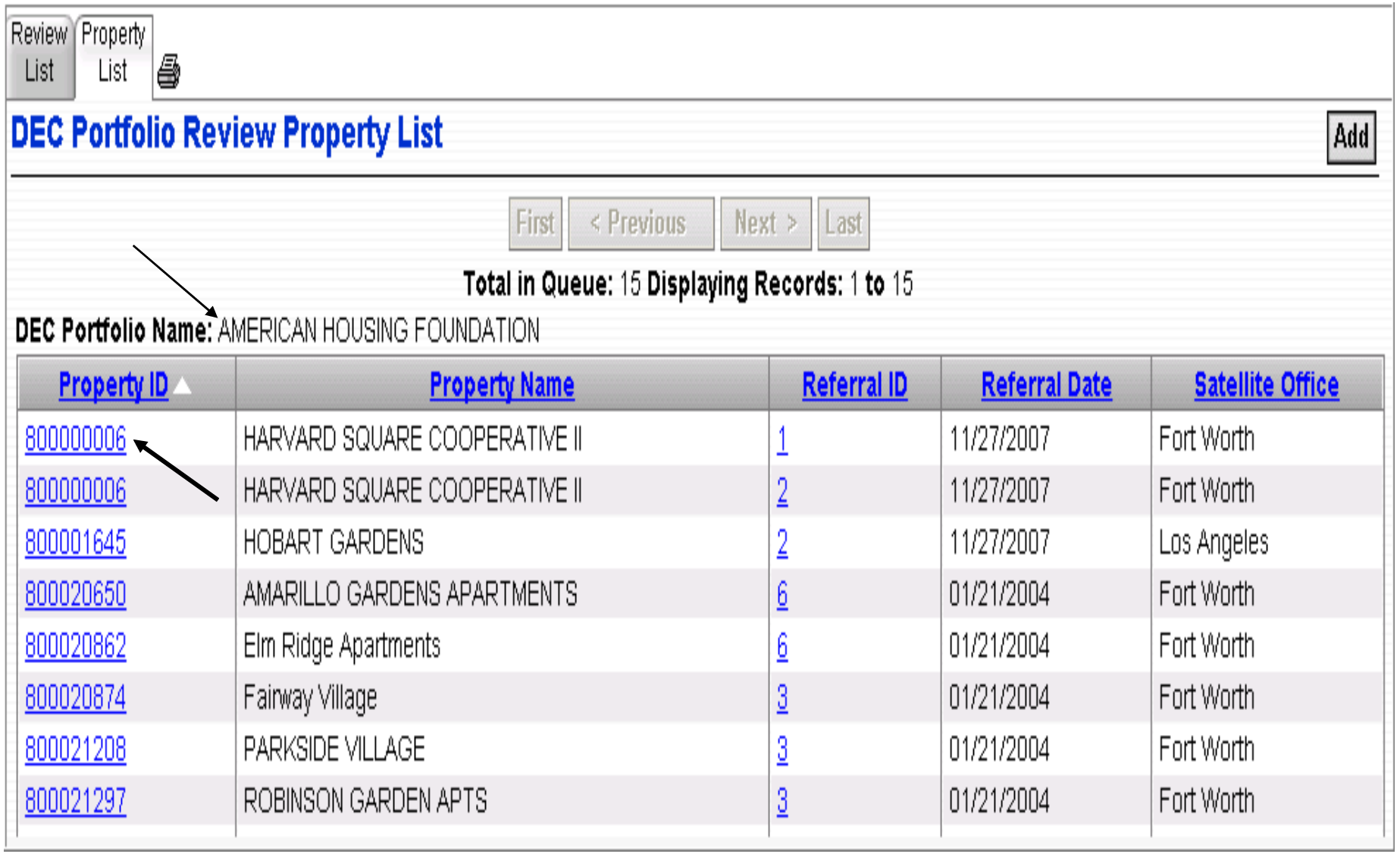
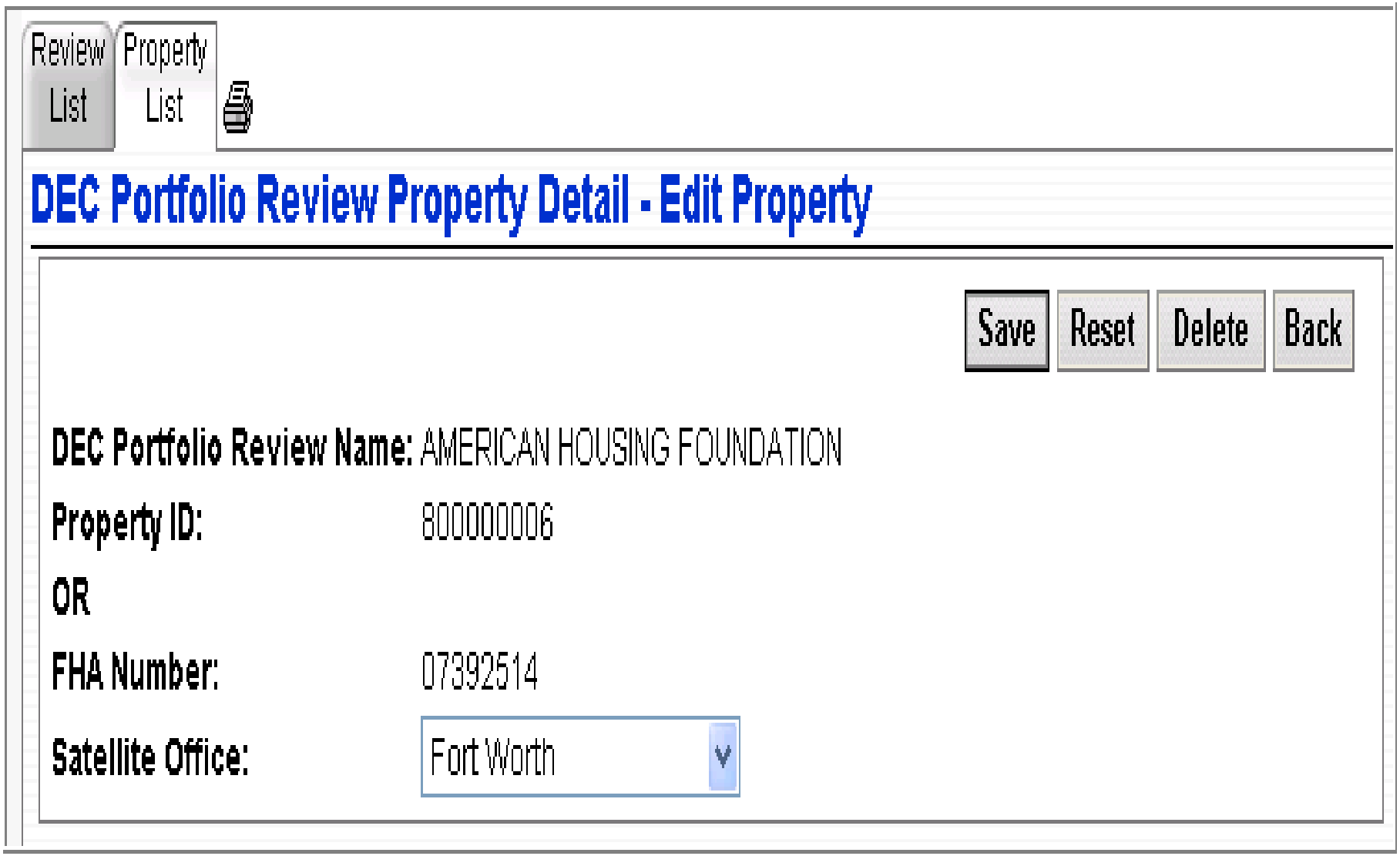
Summaries
Workload Management
Security Administration
DEC Portfolio Reviews
DEC Workload Queues
Secure Systems
Logout
Review List
Property List
DEC Portfolio Review List
Add
First
< Previous
Next >
Last
Total in Queue: 43 Displaying Records: 1 to 43
Portfolio ID
Portfolio Name
Portfolio Type
41 AA Owner
42 AAA Owner
19 AMERICAN HOUSING FOUNDATION Owner
28 ANDY HANSEN Owner
35 BALDRIDGE Owner
18 BIRD Owner
30 BRIDGEPORTS Owner
1 COFFMAN Owner/Agent
2 CRUV Owner
22 CUERVOS Owner


Review List
Property List
DEC Portfolio Review Property List
Add
First
< Previous
Next >
Last
Total in Queue: 15 Displaying Records: 1 to 15
DEC Portfolio Name: AMERICAN HOUSING FOUNDATION
Property ID
Property Name
Referral ID
Referral Date
Satellite Office
800000006 HARVARD SQUARE COOPERATIVE II 1 11/27/2007 Fort Worth
800000006 HARVARD SQUARE COOPERATIVE II 2 11/27/2007 Fort Worth
800001645 HOBART GARDENS 2 11/27/2007 Los Angeles
800020650 AMARILLO GARDENS APARTMENTS 6 01/21/2004 Fort Worth
800020862 Elm Ridge Apartments 6 01/21/2004 Fort Worth
800020874 Fairway Village 3 01/21/2004 Fort Worth
800021208 PARKSIDE VILLAGE 3 01/21/2004 Fort Worth
800021297 ROBINSON GARDEN APTS 3 01/21/2004 Fort Worth


Review List
Property List
DEC Portfolio Review Property Detail - Edit Property
Save
Reset
Delete
Back
DEC Portfolio Review Name: AMERICAN HOUSING FOUNDATION
Property ID: 800000006
OR
FHA Number: 07392514
Satellite Office: Fort Worth

Review List | Property List

DEC Portfolio Review Property List

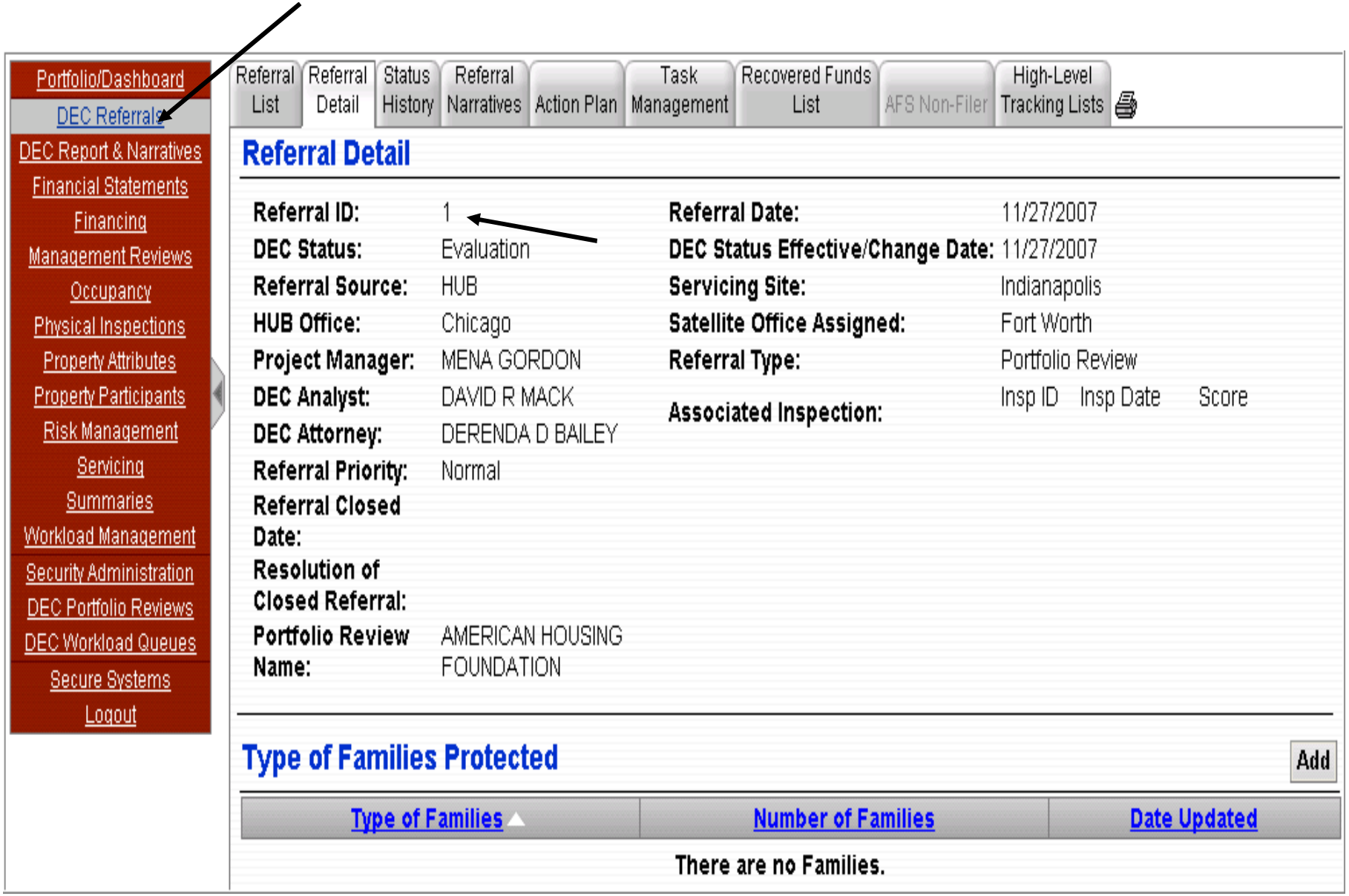
Add

First | < Previous | Next > | Last

Total in Queue: 15 **Displaying Records:** 1 **to** 15

DEC Portfolio Name: AMERICAN HOUSING FOUNDATION

Property ID	Property Name	Referral ID	Referral Date	Satellite Office
800000006	HARVARD SQUARE COOPERATIVE II	1	11/27/2007	Fort Worth
800000006	HARVARD SQUARE COOPERATIVE II	2	11/27/2007	Fort Worth
800001645	HOBART GARDENS	2	11/27/2007	Los Angeles
800020650	AMARILLO GARDENS APARTMENTS	6	01/21/2004	Fort Worth
800020862	Elm Ridge Apartments	6	01/21/2004	Fort Worth
800020874	Fairway Village	3	01/21/2004	Fort Worth
800021208	PARKSIDE VILLAGE	3	01/21/2004	Fort Worth
800021297	ROBINSON GARDEN APTS	3	01/21/2004	Fort Worth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Secure Systems
Logout
Referral List
Referral Detail
Status History
Referral Narratives
Action Plan
Task Management
Recovered Funds List
AFS Non-Filer
High-Level Tracking Lists
Referral Detail
Referral ID: 1
DEC Status: Evaluation
Referral Source: HUB
HUB Office: Chicago
Project Manager: MENA GORDON
DEC Analyst: DAVID R MACK
DEC Attorney: DERENDA D BAILEY
Referral Priority: Normal
Referral Closed Date:
Resolution of Closed Referral:
Portfolio Review Name: AMERICAN HOUSING FOUNDATION
Referral Date: 11/27/2007
DEC Status Effective/Change Date: 11/27/2007
Servicing Site: Indianapolis
Satellite Office Assigned: Fort Worth
Referral Type: Portfolio Review
Associated Inspection: Insp ID Insp Date Score
Type of Families Protected
Add
Type of Families
Number of Families
Date Updated
There are no Families.

Property Participants

Procedure for adding a *new* participant

Owner Management-Agent Sponsor Lessee

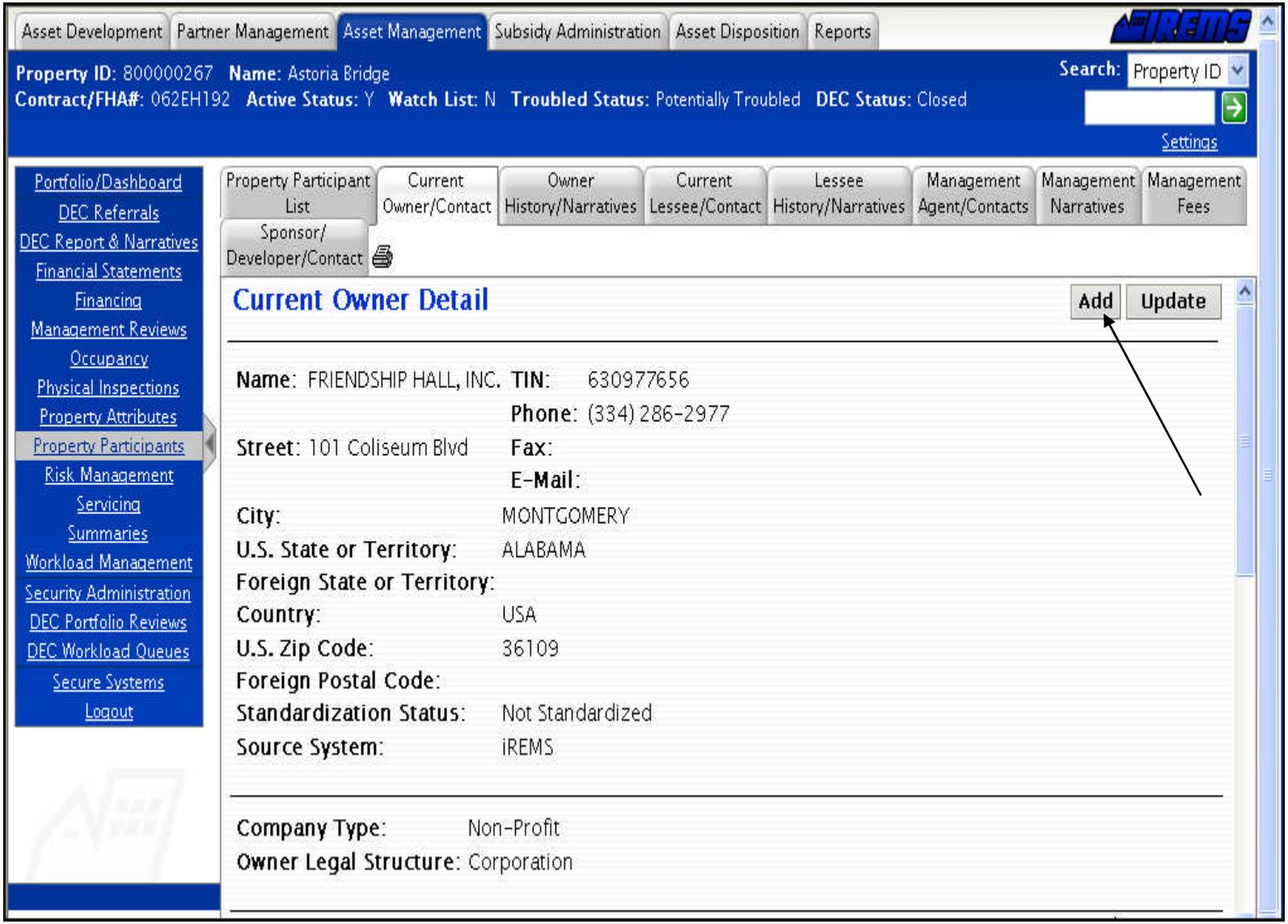
Property Participants

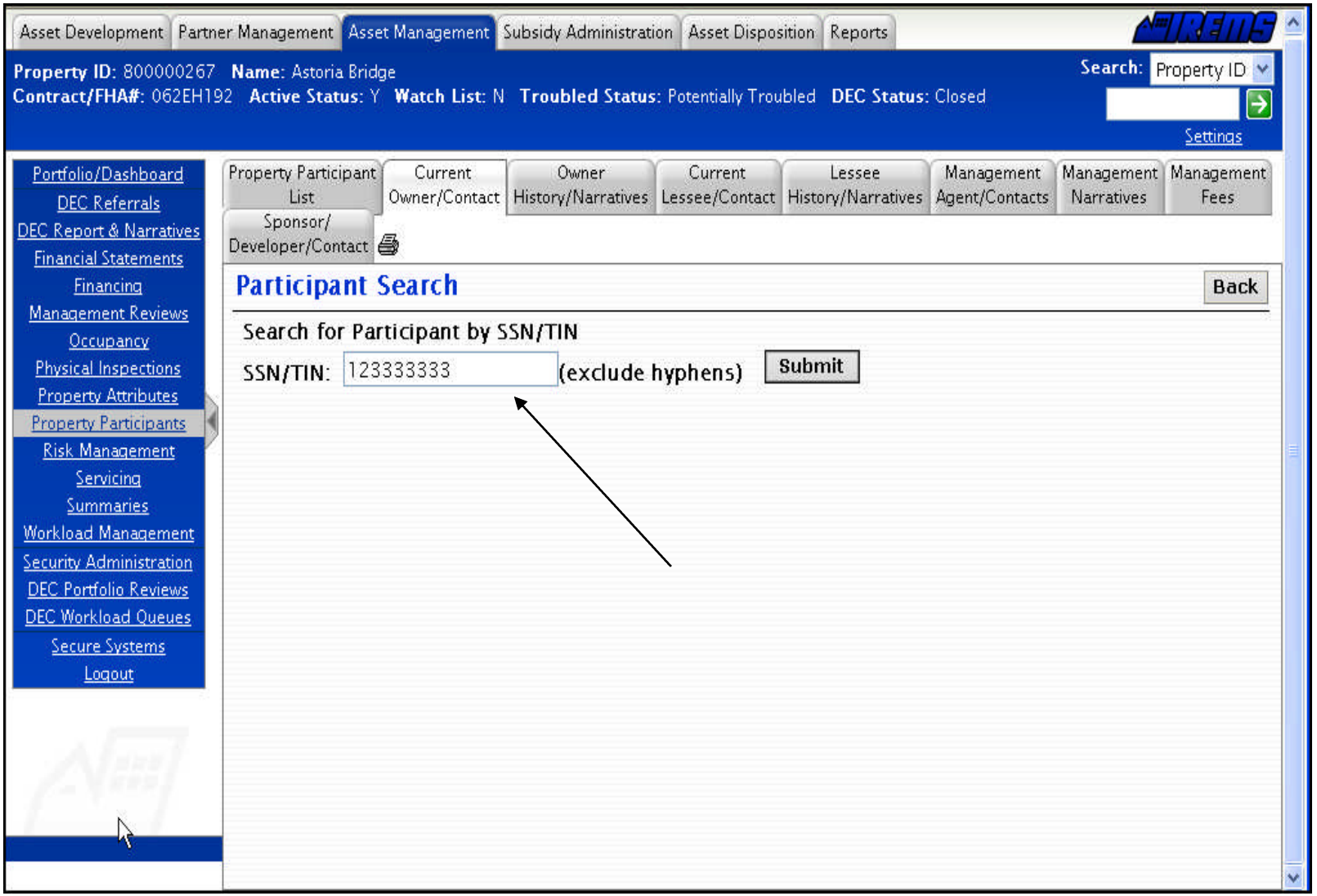
iREMS TABS

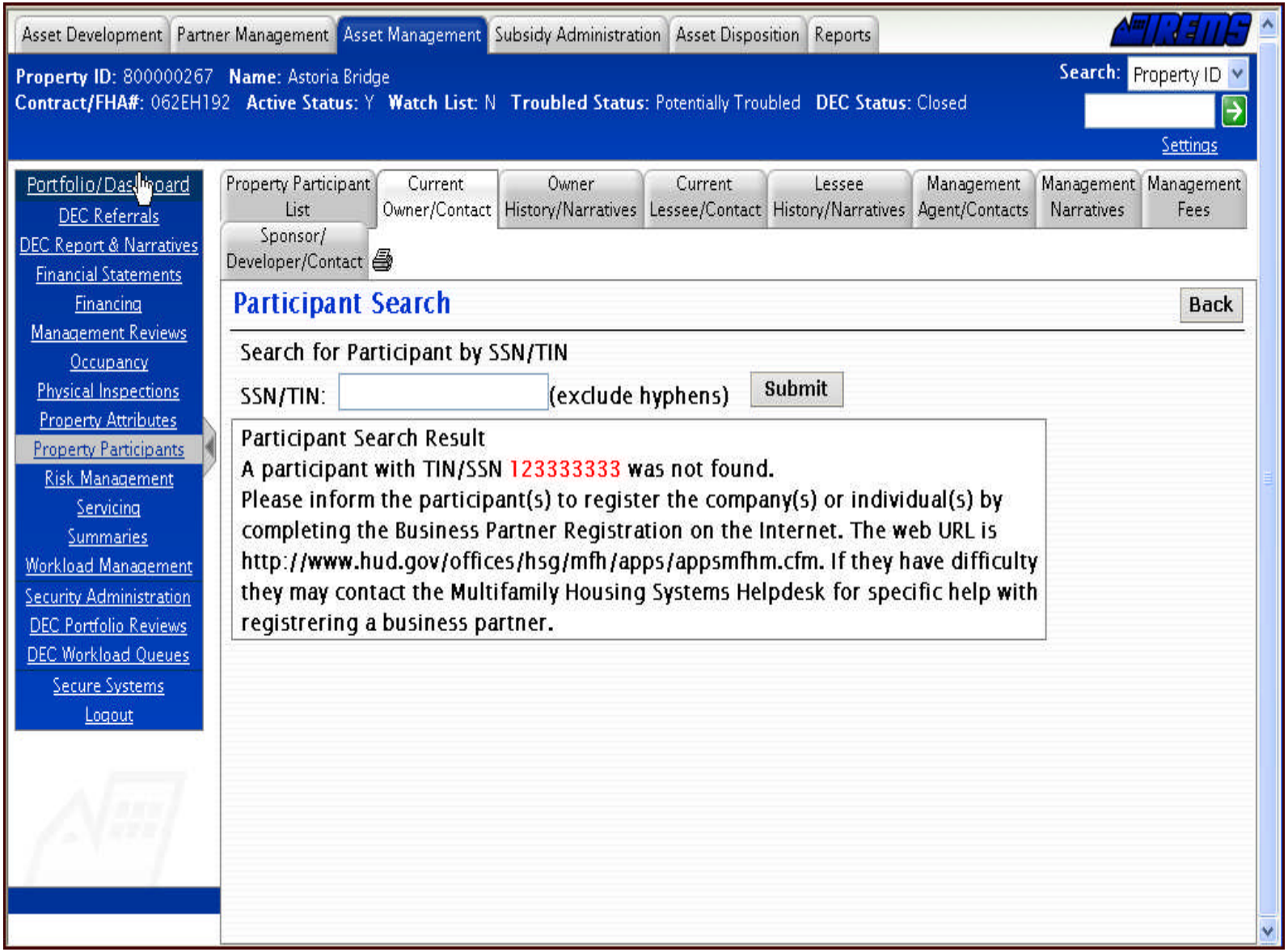
- Property Participant List
- Current Owner Contact
- Owner History Narratives
- Current Lessee Contact
- Lessee History Narratives
- Management Agent Contacts
- Management Narratives
- Management Fee
- Sponsor Developer/Contact

REMS Screens

- **Ownership**
- **Lessee/Other Participants**
- **Management**
- **Property List (New)**


Asset Development
Partner Management
Asset Management
Subsidy Administration
Asset Disposition
Reports
Property ID: 800000267 Name: Astoria Bridge
Contract/FHA#: 062EH192 Active Status: Y Watch List: N Troubled Status: Potentially Troubled DEC Status: Closed
Search: Property ID
Settings
Portfolio/Dashboard
DEC Referrals
DEC Report & Narratives
Financial Statements
Financing
Management Reviews
Occupancy
Physical Inspections
Property Attributes
Property Participants
Risk Management
Servicing
Summaries
Workload Management
Security Administration
DEC Portfolio Reviews
DEC Workload Queues
Secure Systems
Logout
Property Participant List
Current Owner/Contact
Owner History/Narratives
Current Lessee/Contact
Lessee History/Narratives
Management Agent/Contacts
Management Narratives
Management Fees
Sponsor/ Developer/Contact
Current Owner Detail
Add
Update
Name: FRIENDSHIP HALL, INC.
TIN: 630977656
Phone: (334) 286-2977
Street: 101 Coliseum Blvd
Fax:
E-Mail:
City: MONTGOMERY
U.S. State or Territory: ALABAMA
Foreign State or Territory:
Country: USA
U.S. Zip Code: 36109
Foreign Postal Code:
Standardization Status: Not Standardized
Source System: iREMS
Company Type: Non-Profit
Owner Legal Structure: Corporation


Asset Development
Partner Management
Asset Management
Subsidy Administration
Asset Disposition
Reports
Property ID: 800000267 Name: Astoria Bridge
Contract/FHA#: 062EH192 Active Status: Y Watch List: N Troubled Status: Potentially Troubled DEC Status: Closed
Search: Property ID
Settings
Portfolio/Dashboard
DEC Referrals
DEC Report & Narratives
Financial Statements
Financing
Management Reviews
Occupancy
Physical Inspections
Property Attributes
Property Participants
Risk Management
Servicing
Summaries
Workload Management
Security Administration
DEC Portfolio Reviews
DEC Workload Queues
Secure Systems
Logout
Property Participant List
Current Owner/Contact
Owner History/Narratives
Current Lessee/Contact
Lessee History/Narratives
Management Agent/Contacts
Management Narratives
Management Fees
Sponsor/ Developer/Contact
Participant Search
Back
Search for Participant by SSN/TIN
SSN/TIN: 123333333 (exclude hyphens)
Submit


Asset Development
Partner Management
Asset Management
Subsidy Administration
Asset Disposition
Reports
Property ID: 800000267 Name: Astoria Bridge
Contract/FHA#: 062EH192 Active Status: Y Watch List: N Troubled Status: Potentially Troubled DEC Status: Closed
Search: Property ID
Settings
Portfolio/Dashboard
DEC Referrals
DEC Report & Narratives
Financial Statements
Financing
Management Reviews
Occupancy
Physical Inspections
Property Attributes
Property Participants
Risk Management
Servicing
Summaries
Workload Management
Security Administration
DEC Portfolio Reviews
DEC Workload Queues
Secure Systems
Logout
Property Participant List
Current Owner/Contact
Owner History/Narratives
Current Lessee/Contact
Lessee History/Narratives
Management Agent/Contacts
Management Narratives
Management Fees
Sponsor/ Developer/Contact
Participant Search
Back
Search for Participant by SSN/TIN
SSN/TIN: (exclude hyphens)
Submit
Participant Search Result
A participant with TIN/SSN 123333333 was not found.
Please inform the participant(s) to register the company(s) or individual(s) by completing the Business Partner Registration on the Internet. The web URL is http://www.hud.gov/offices/hsg/mfh/apps/appsmfhm.cfm. If they have difficulty they may contact the Multifamily Housing Systems Helpdesk for specific help with registrering a business partner.

Participant Search Result

A participant with TIN/SSN 123333333 was not found.

Please inform the participant(s) to register the company(s) or individual(s) by completing the Business Partner Registration on the Internet. The web URL is http://www.hud.gov/offices/hsg/mfh/apps/appsmfhm.cfm. If they have difficulty they may contact the Multifamily Housing Systems Helpdesk for specific help with registering a business partner.

Adding a new Participant

- Participant must register on the Multifamily Business Partner Registration page: **http://www.hud.gov/offices/hsg/mfh/apps/appsmfhm.cfm**

- The iREMS database is updated within 2 hours

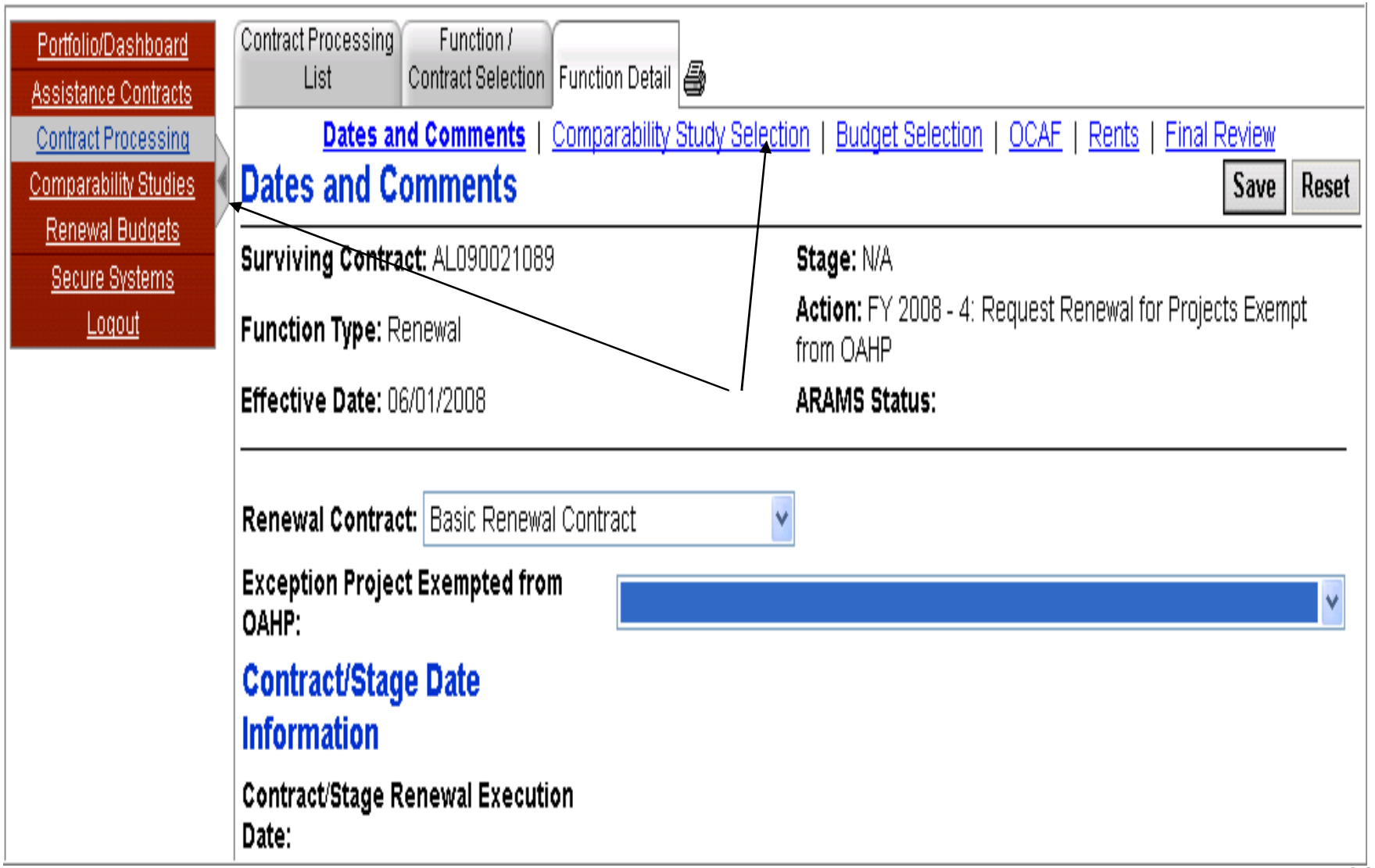
- The assigned user can associate the participant to the property

SUBSIDY ADMINISTRATION
Business System tab

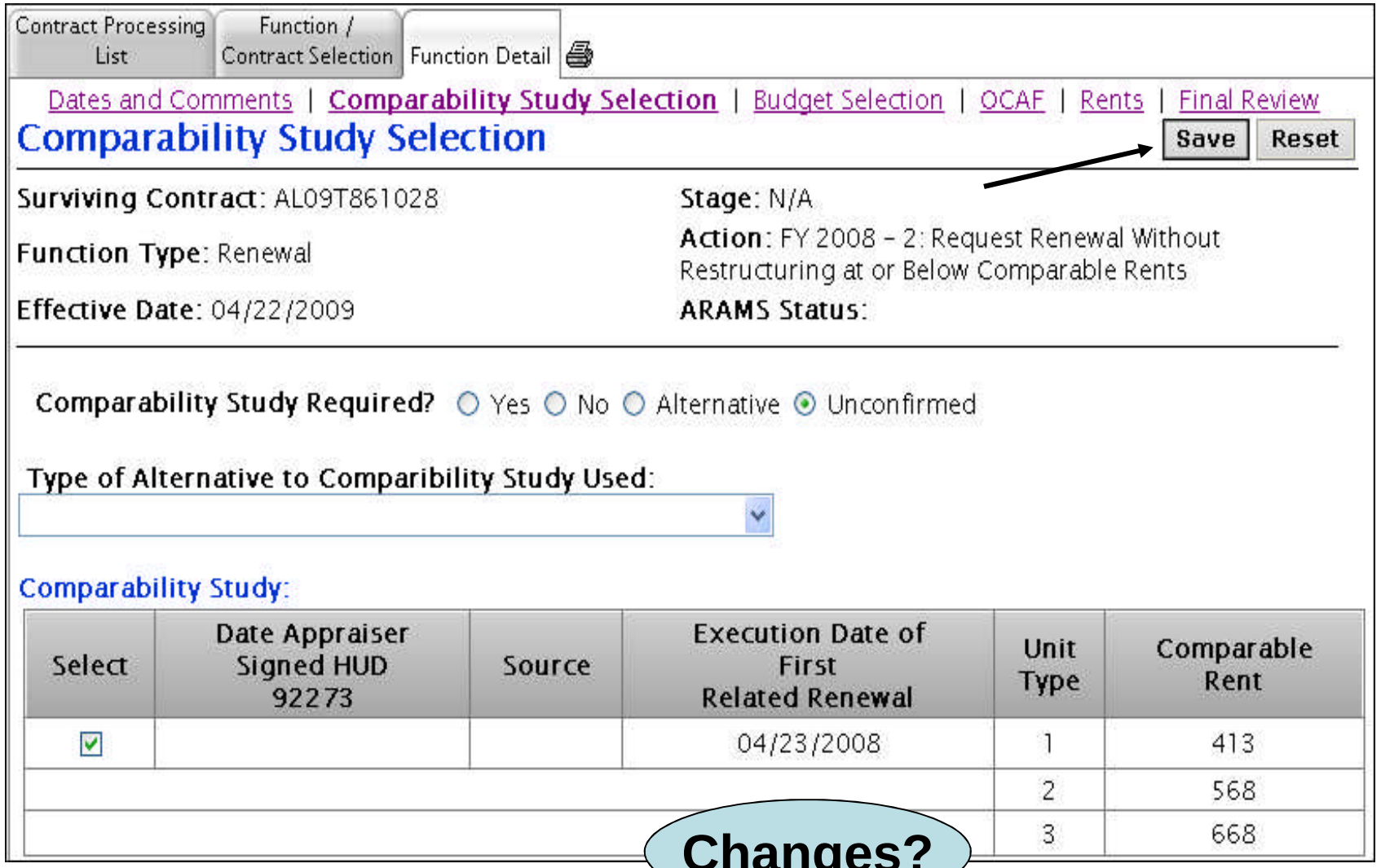
TIPS ON COMPARABILITY STUDIES

- CALCULATIONS
- **SAVE …. SAVE ….. SAVE**

Updating Comparability Studies

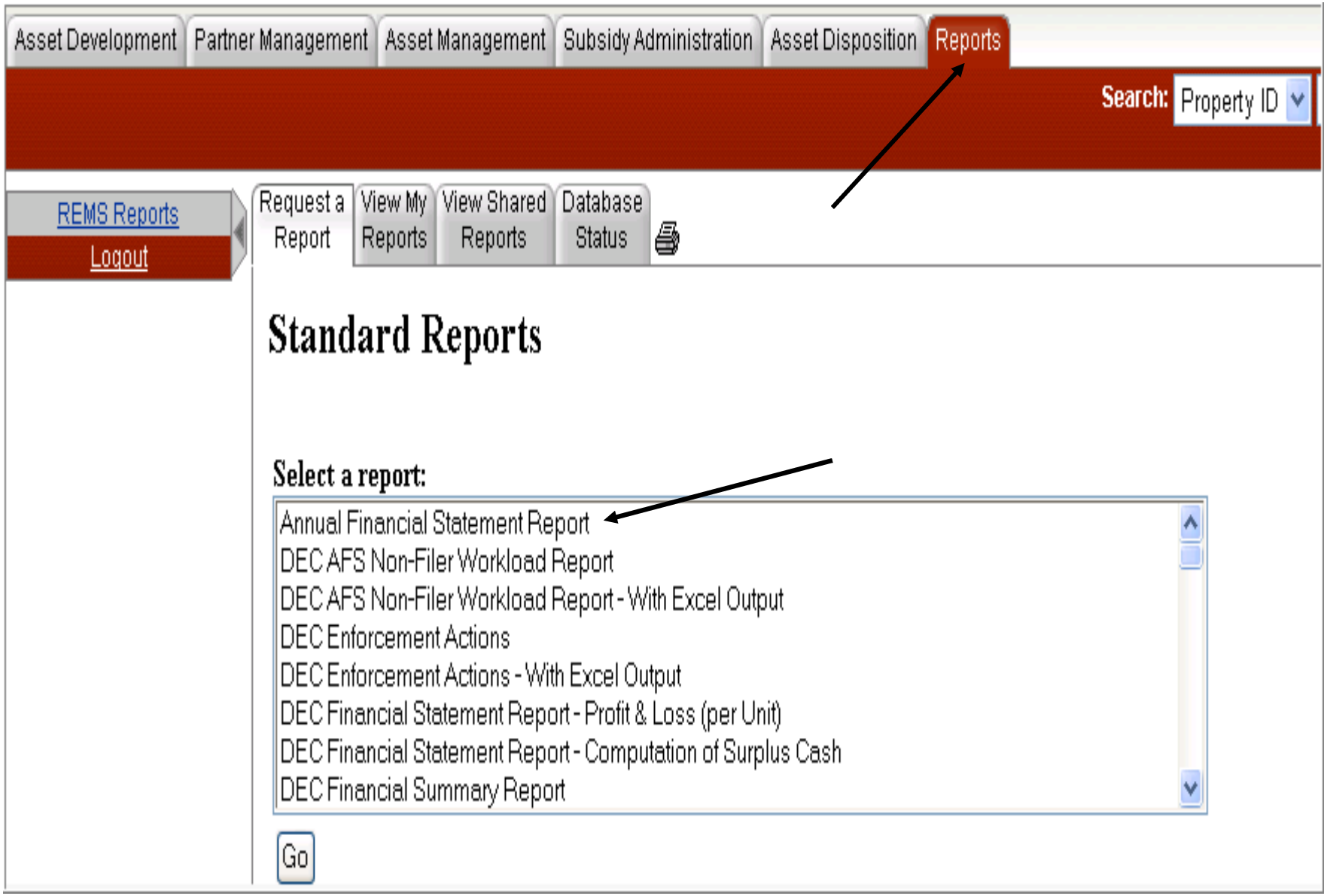


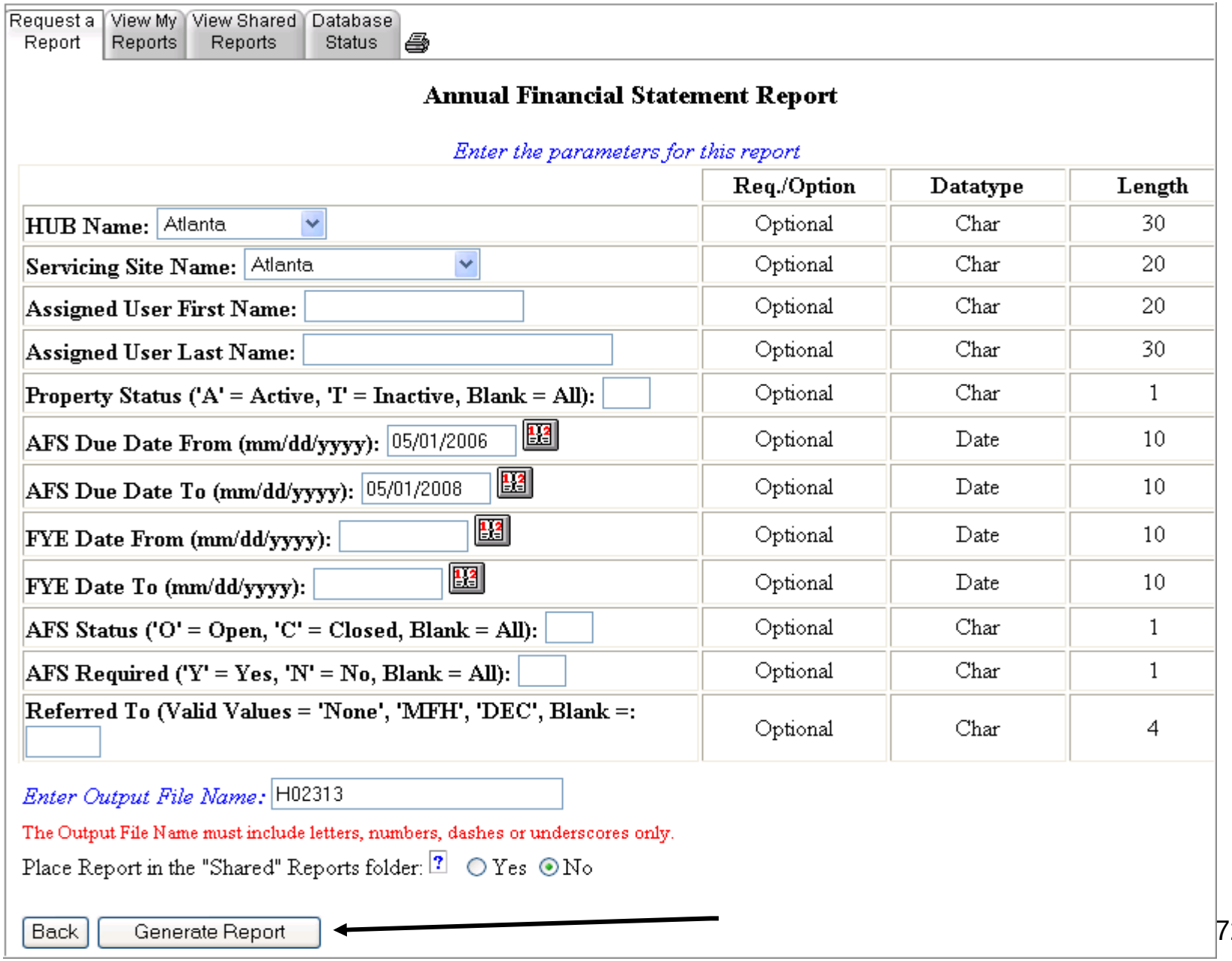
Remember to SAVE

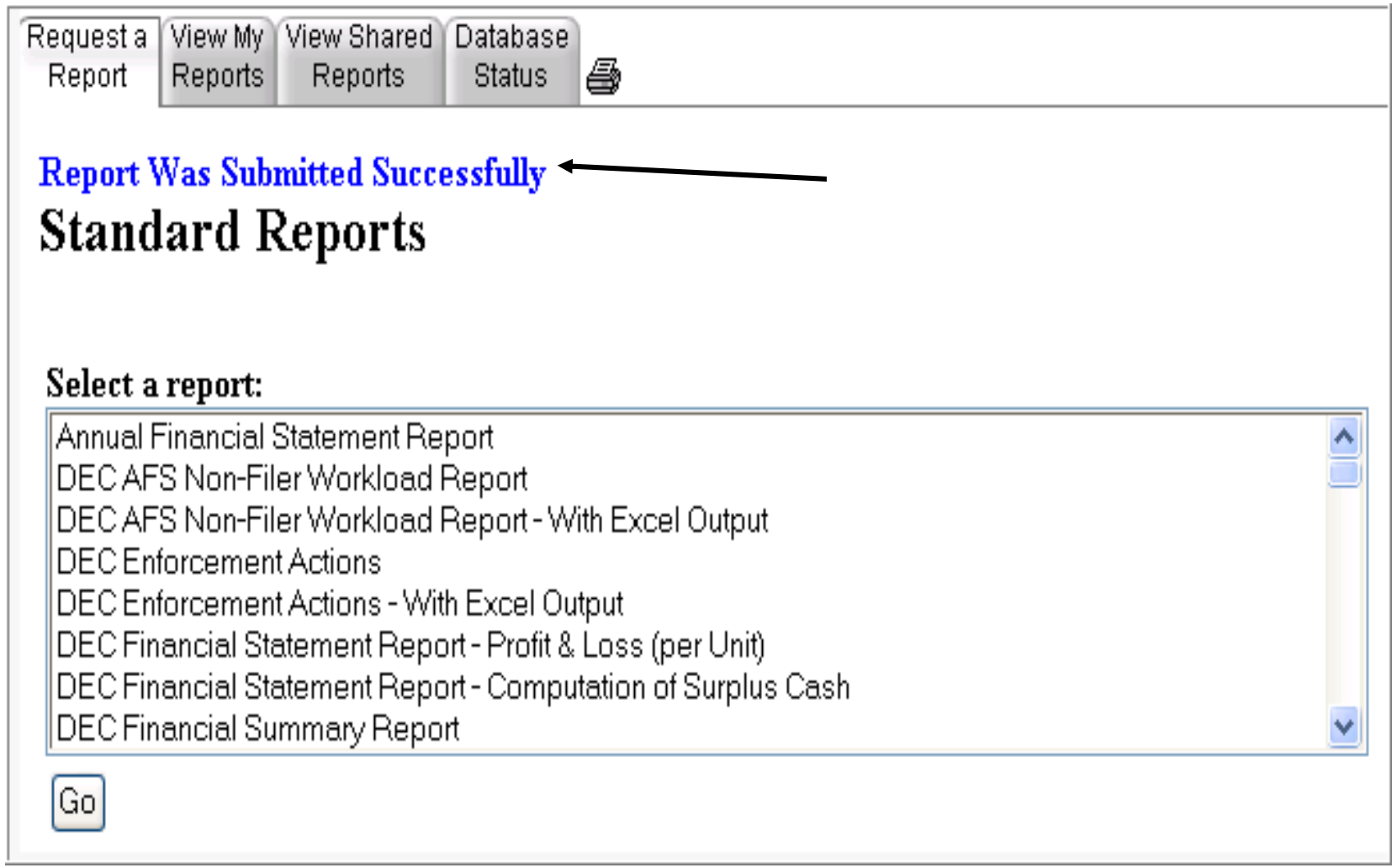


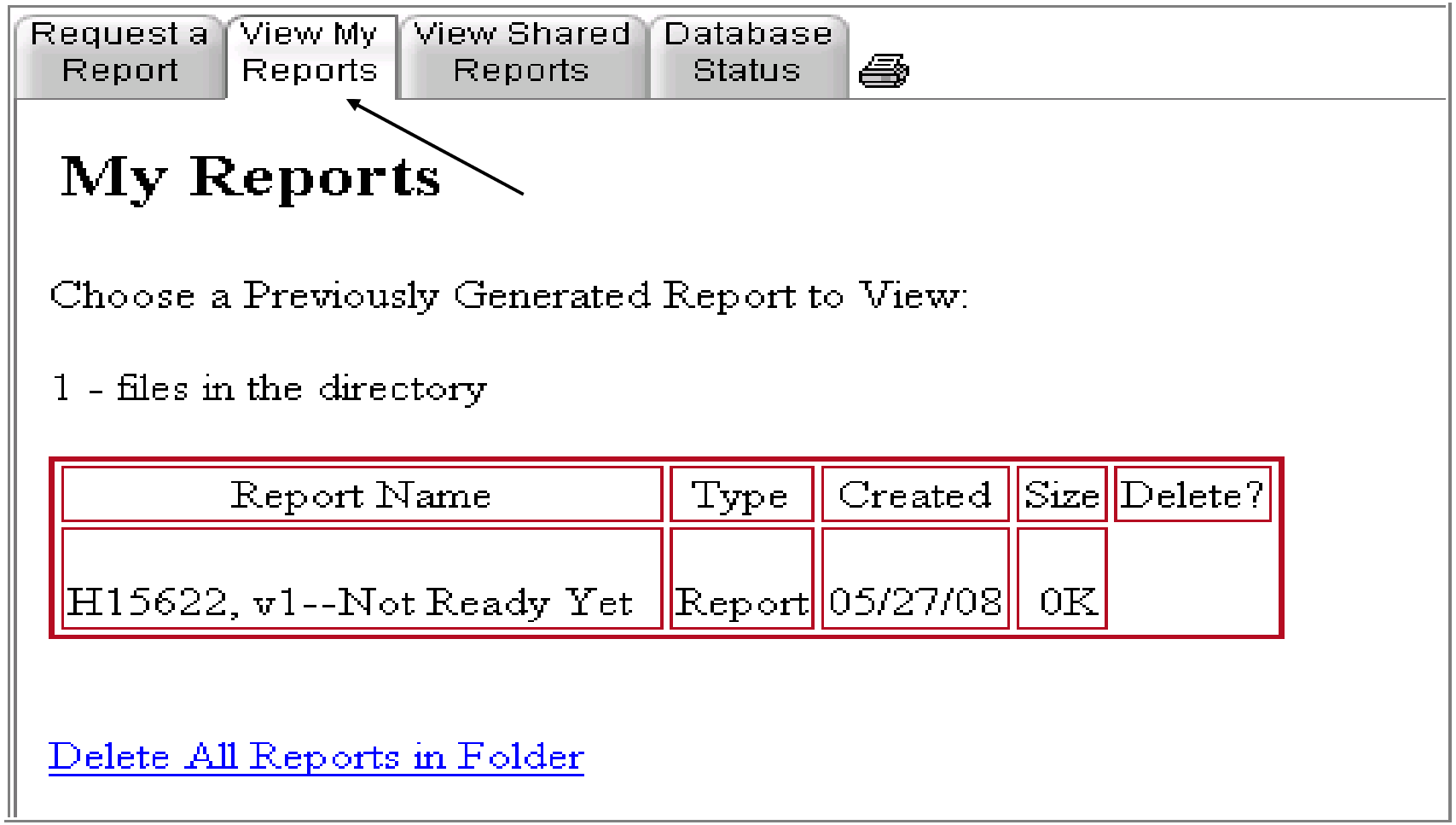
REPORTS
Business System tab

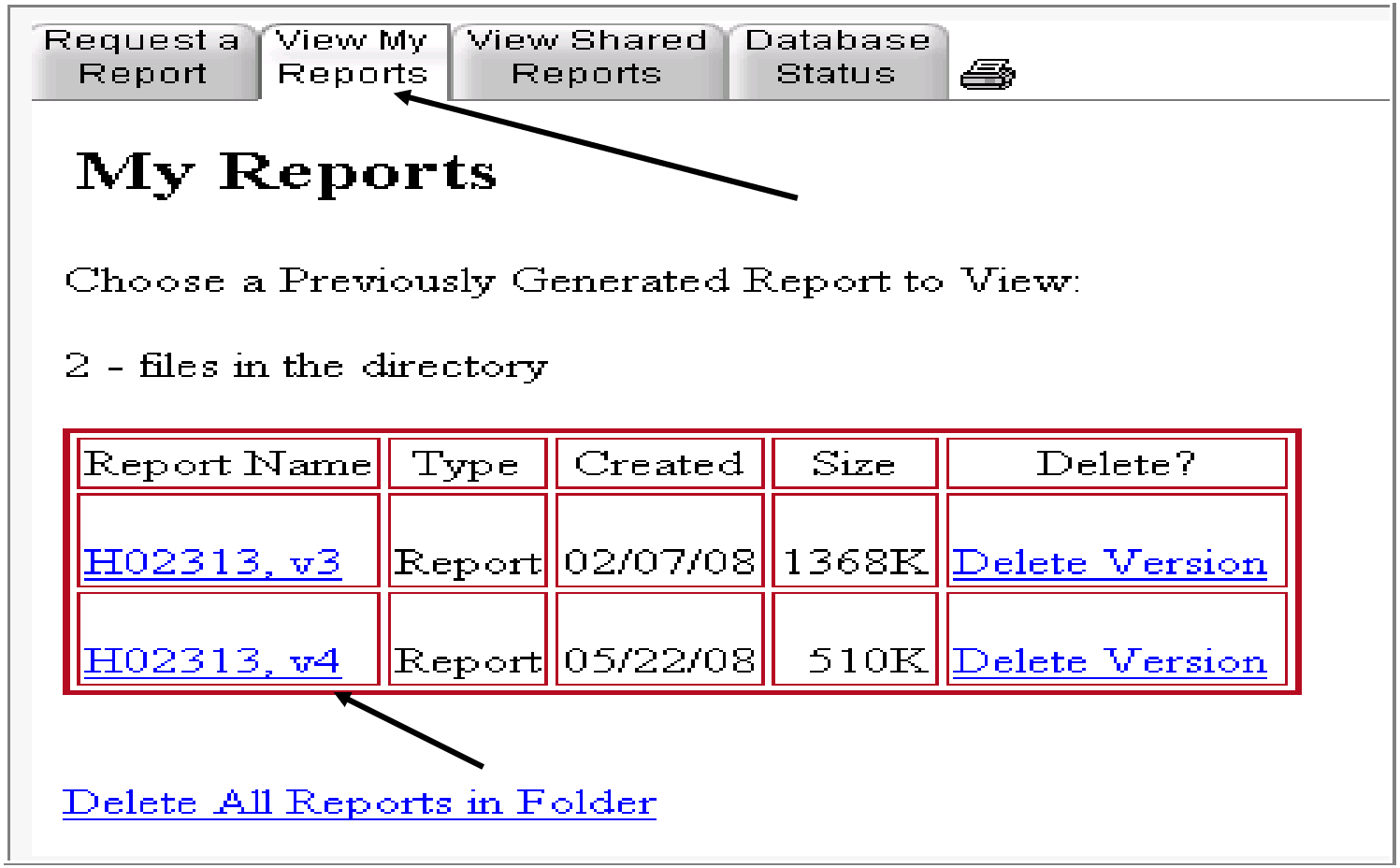
- Report **tab** available for HUD Ids only
- Same report **choices**
- **Shared** reports also available.

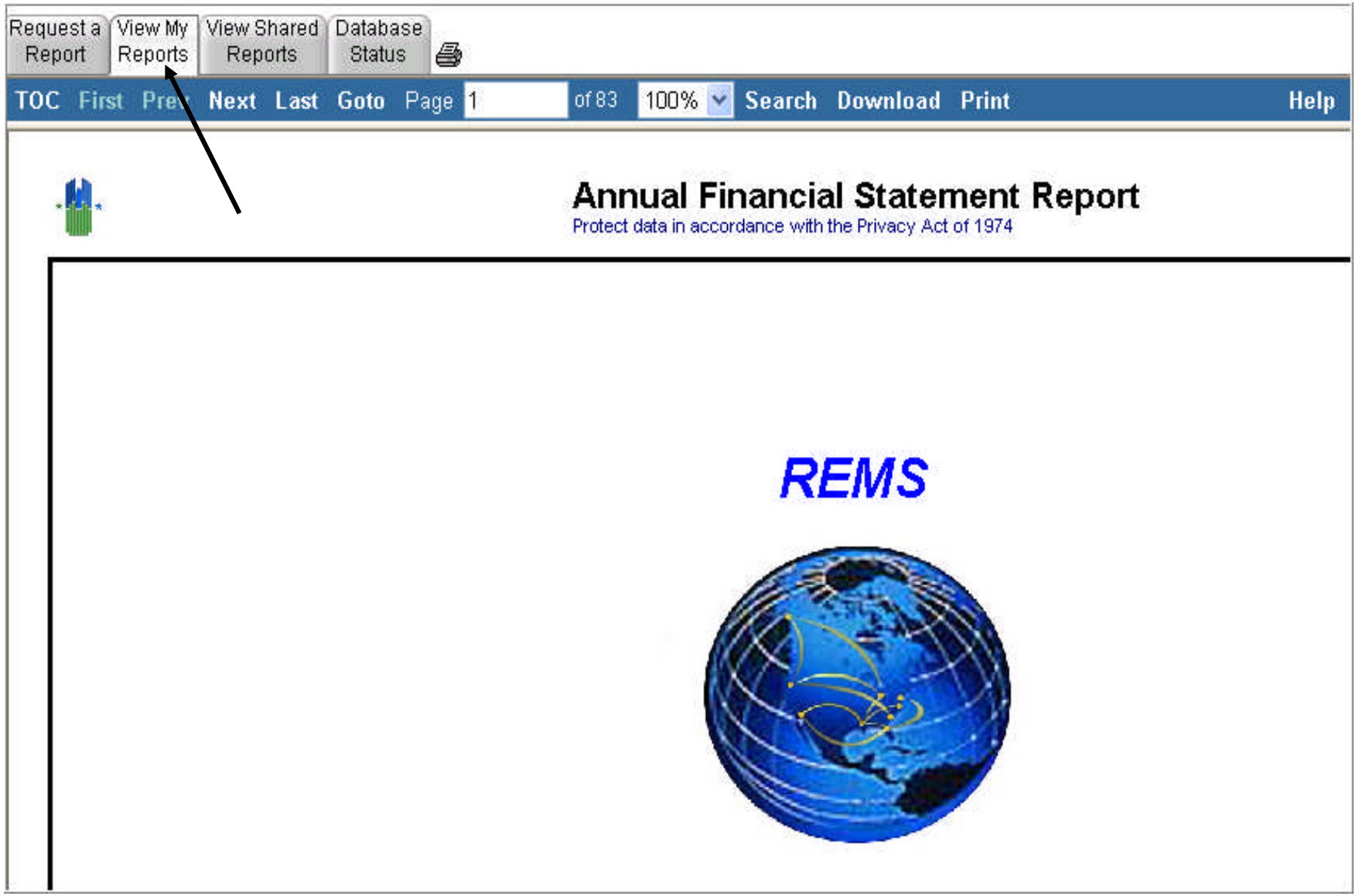

Asset Development
Partner Management
Asset Management
Subsidy Administration
Asset Disposition
Reports
Search:
Property ID
REMS Reports
Logout
Request a Report
View My Reports
View Shared Reports
Database Status
Standard Reports
Select a report:
Annual Financial Statement Report
DEC AFS Non-Filer Workload Report
DEC AFS Non-Filer Workload Report - With Excel Output
DEC Enforcement Actions
DEC Enforcement Actions - With Excel Output
DEC Financial Statement Report - Profit & Loss (per Unit)
DEC Financial Statement Report - Computation of Surplus Cash
DEC Financial Summary Report
Go


Request a Report
View My Reports
View Shared Reports
Database Status
Annual Financial Statement Report
Enter the parameters for this report
Req./Option
Datatype
Length
HUB Name: Atlanta
Optional
Char
30
Servicing Site Name: Atlanta
Optional
Char
20
Assigned User First Name:
Optional
Char
20
Assigned User Last Name:
Optional
Char
30
Property Status ('A' = Active, 'T' = Inactive, Blank = All):
Optional
Char
1
AFS Due Date From (mm/dd/yyyy): 05/01/2006
Optional
Date
10
AFS Due Date To (mm/dd/yyyy): 05/01/2008
Optional
Date
10
FYE Date From (mm/dd/yyyy):
Optional
Date
10
FYE Date To (mm/dd/yyyy):
Optional
Date
10
AFS Status ('O' = Open, 'C' = Closed, Blank = All):
Optional
Char
1
AFS Required ('Y' = Yes, 'N' = No, Blank = All):
Optional
Char
1
Referred To (Valid Values = 'None', 'MFH', 'DEC', Blank =:
Optional
Char
4
Enter Output File Name: H02313
The Output File Name must include letters, numbers, dashes or underscores only.
Place Report in the "Shared" Reports folder: Yes No
Back
Generate Report

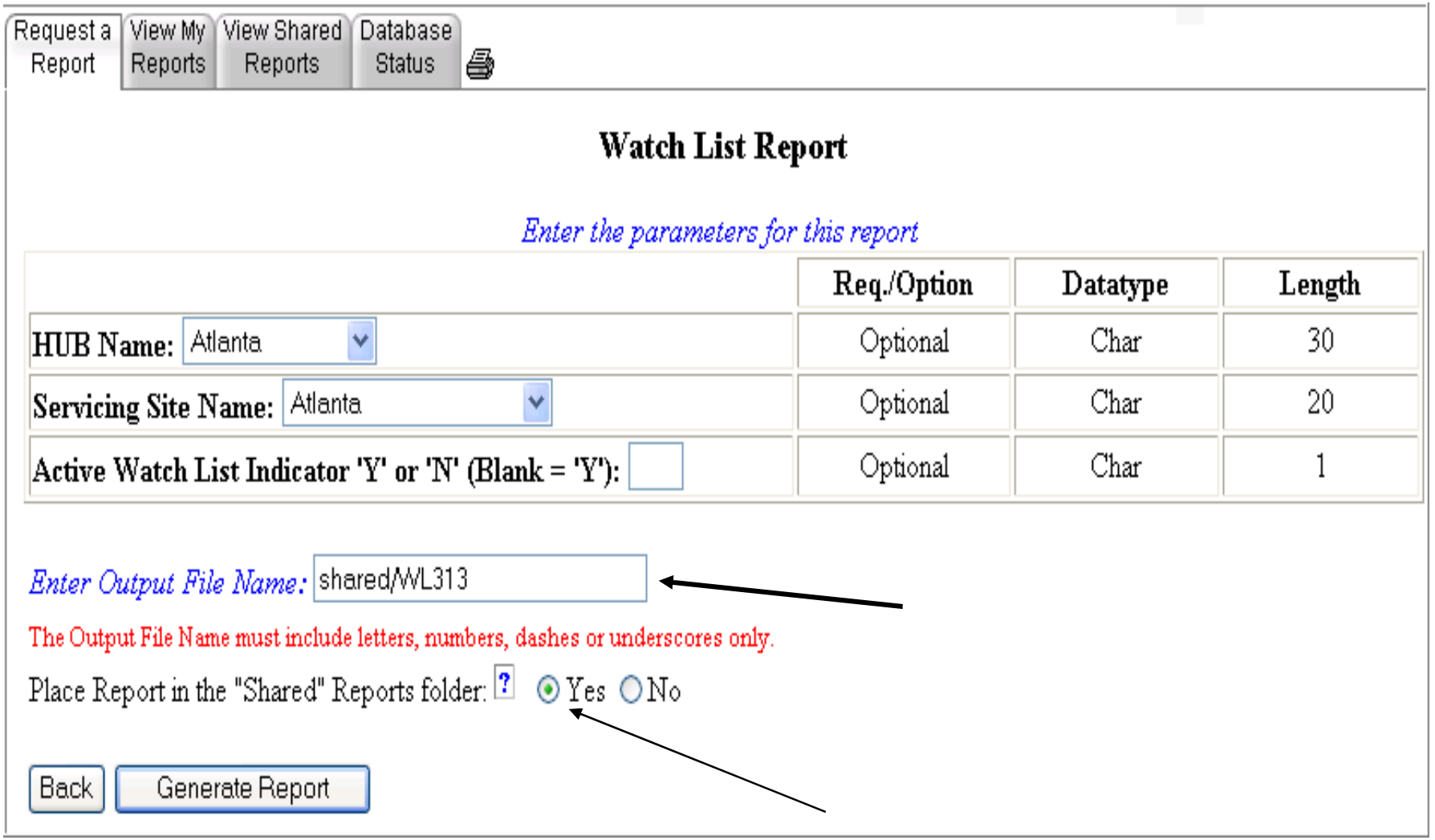

Request a Report
View My Reports
View Shared Reports
Database Status
Report Was Submitted Successfully
Standard Reports
Select a report:
Annual Financial Statement Report
DEC AFS Non-Filer Workload Report
DEC AFS Non-Filer Workload Report - With Excel Output
DEC Enforcement Actions
DEC Enforcement Actions - With Excel Output
DEC Financial Statement Report - Profit & Loss (per Unit)
DEC Financial Statement Report - Computation of Surplus Cash
DEC Financial Summary Report
Go

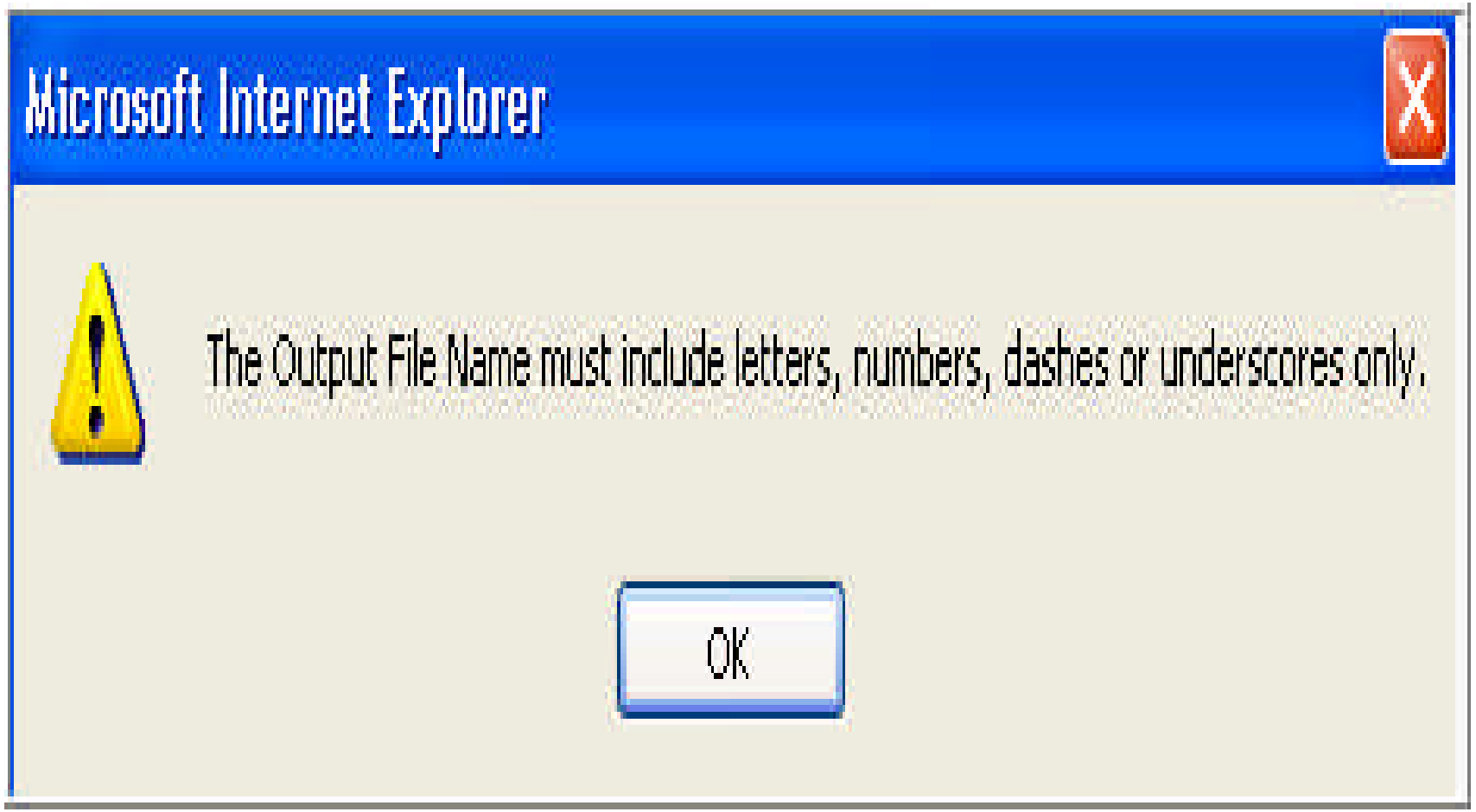

Request a Report
View My Reports
View Shared Reports
Database Status
My Reports
Choose a Previously Generated Report to View:
1 - files in the directory
Report Name
Type
Created
Size
Delete?
H15622, v1--Not Ready Yet
Report
05/27/08
0K
Delete All Reports in Folder

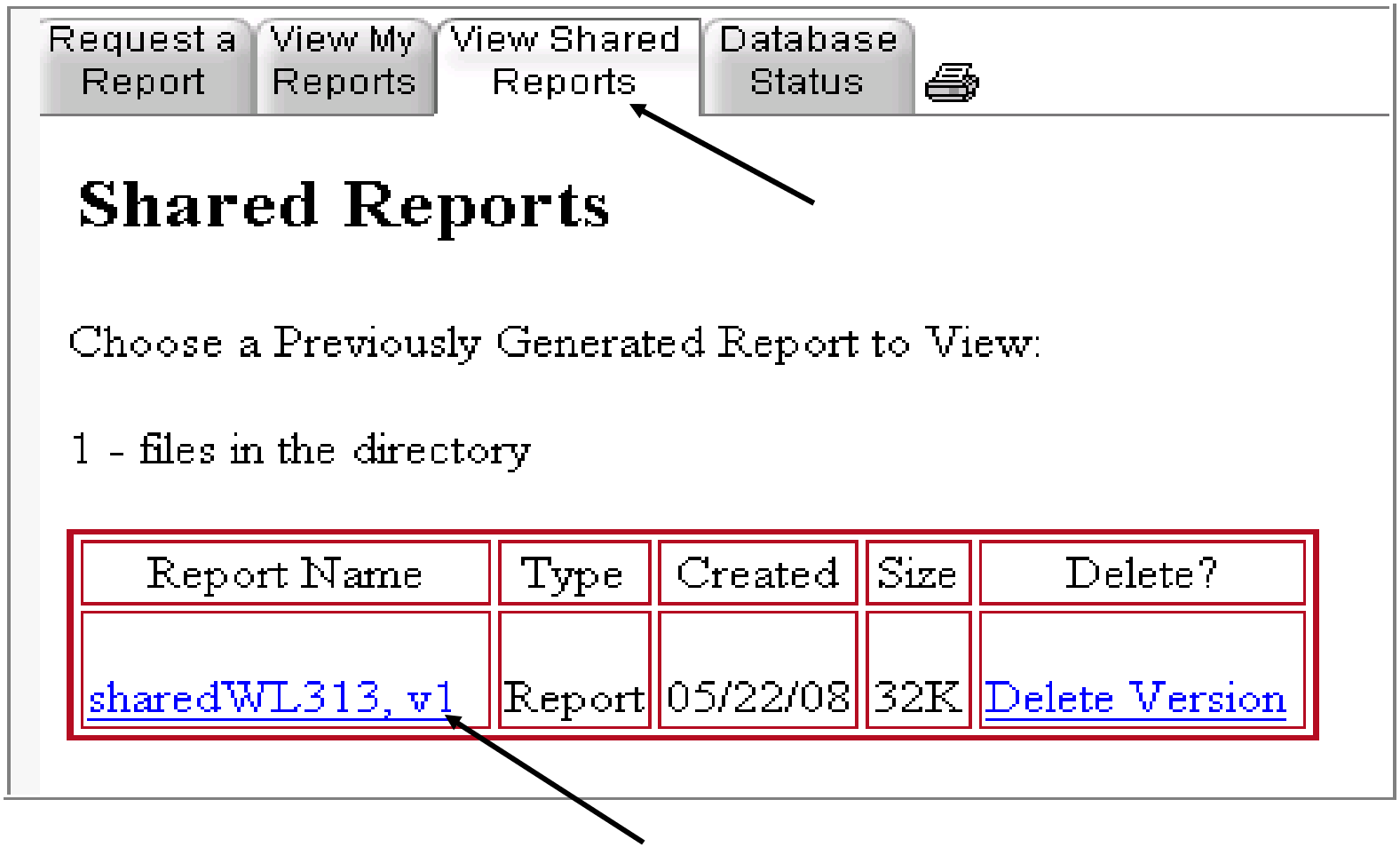

Request a Report
View My Reports
View Shared Reports
Database Status
My Reports
Choose a Previously Generated Report to View:
2 - files in the directory
Report Name
Type
Created
Size
Delete?
H02313, v3
Report
02/07/08
1368K
Delete Version
H02313, v4
Report
05/22/08
510K
Delete Version
Delete All Reports in Folder

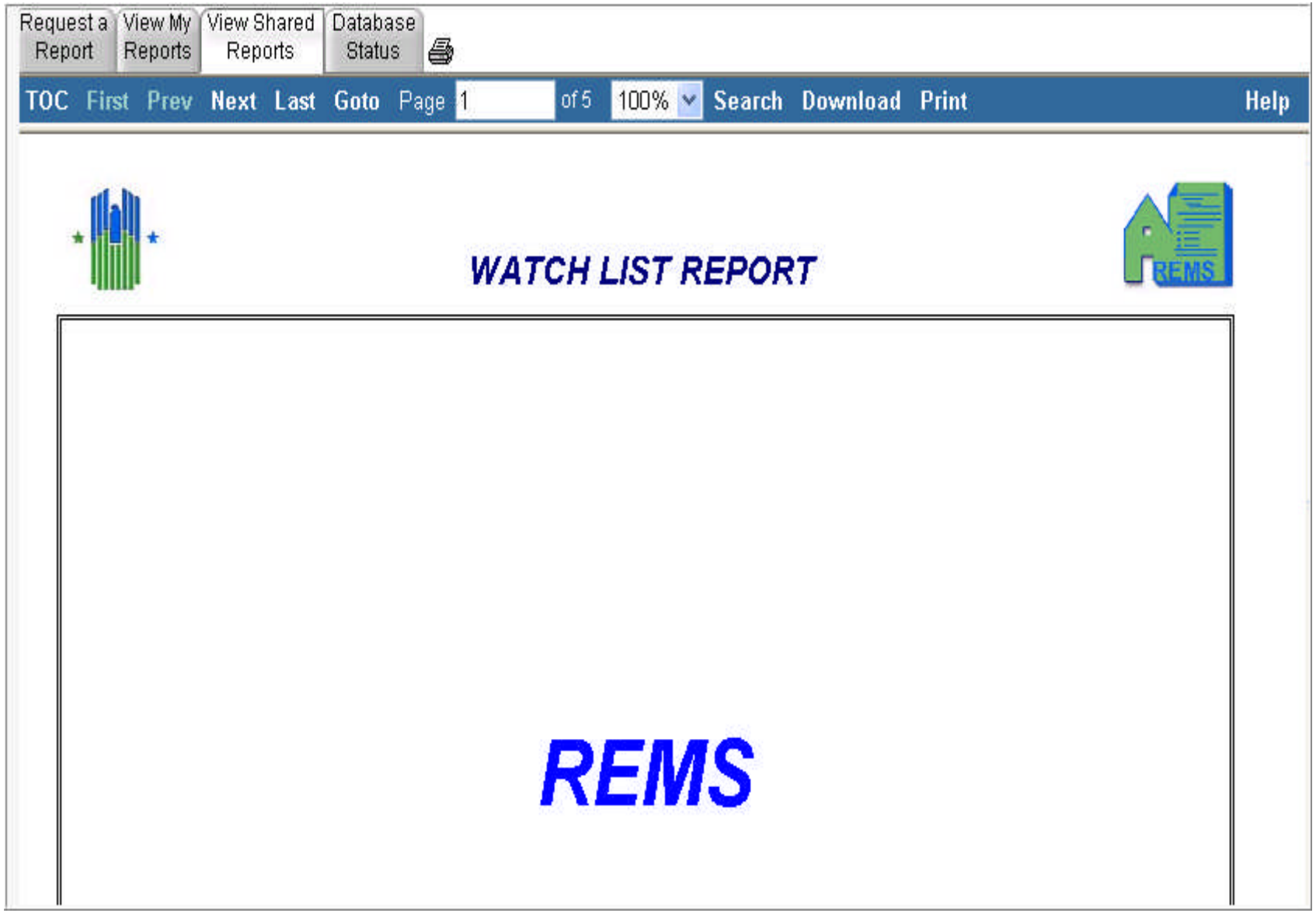

Request a Report
View My Reports
View Shared Reports
Database Status
TOC First Prev Next Last Goto Page 1 of 83 100% Search Download Print Help
Annual Financial Statement Report
Protect data in accordance with the Privacy Act of 1974
REMS

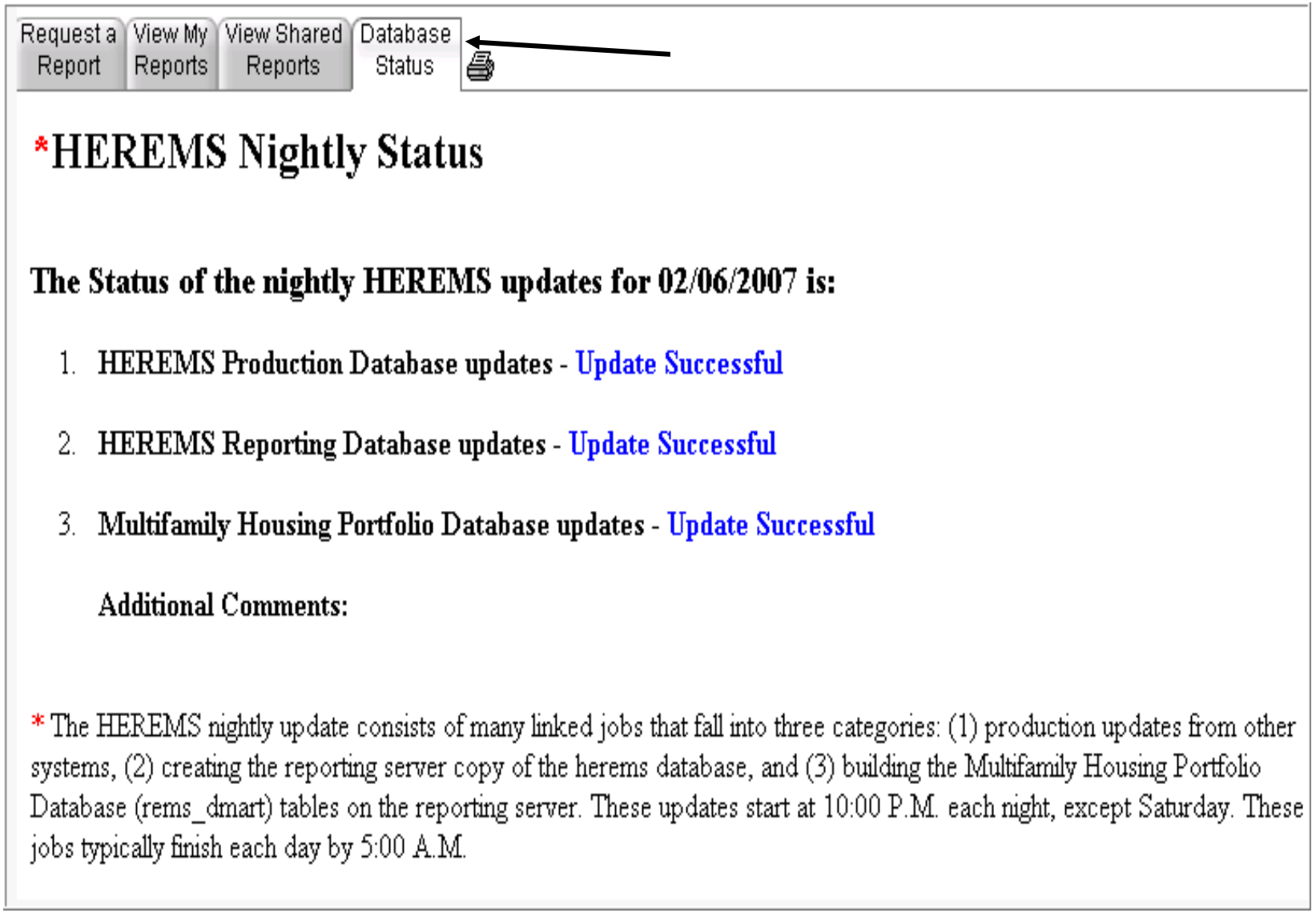
Generating a Shared Report




Microsoft Internet Explorer
The Output File Name must include letters, numbers, dashes or underscores only.
OK


Request a Report
View My Reports
View Shared Reports
Database Status
Shared Reports
Choose a Previously Generated Report to View:
1 - files in the directory
Report Name
Type
Created
Size
Delete?
sharedWL313, v1
Report
05/22/08
32K
Delete Version


Request a Report
View My Reports
View Shared Reports
Database Status
TOC First Prev Next Last Goto Page 1 of 5 100% Search Download Print Help
WATCH LIST REPORT
REMS
REMS


Request a Report
View My Reports
View Shared Reports
Database Status
*HEREMS Nightly Status
The Status of the nightly HEREMS updates for 02/06/2007 is:
1. HEREMS Production Database updates - Update Successful
2. HEREMS Reporting Database updates - Update Successful
3. Multifamily Housing Portfolio Database updates - Update Successful
Additional Comments:
* The HEREMS nightly update consists of many linked jobs that fall into three categories: (1) production updates from other systems, (2) creating the reporting server copy of the herems database, and (3) building the Multifamily Housing Portfolio Database (rems_dmart) tables on the reporting server. These updates start at 10:00 P.M. each night, except Saturday. These jobs typically finish each day by 5:00 A.M.

Frequently Asked Questions

- **Printing** - How to print page with Property Header?

- **Troubled Properties** – Why are *Not Troubled* properties listed in the "*My Troubled Properties*" tab?

- **ARAMS** - Where is the "go to ARAMS" button in Renewals?

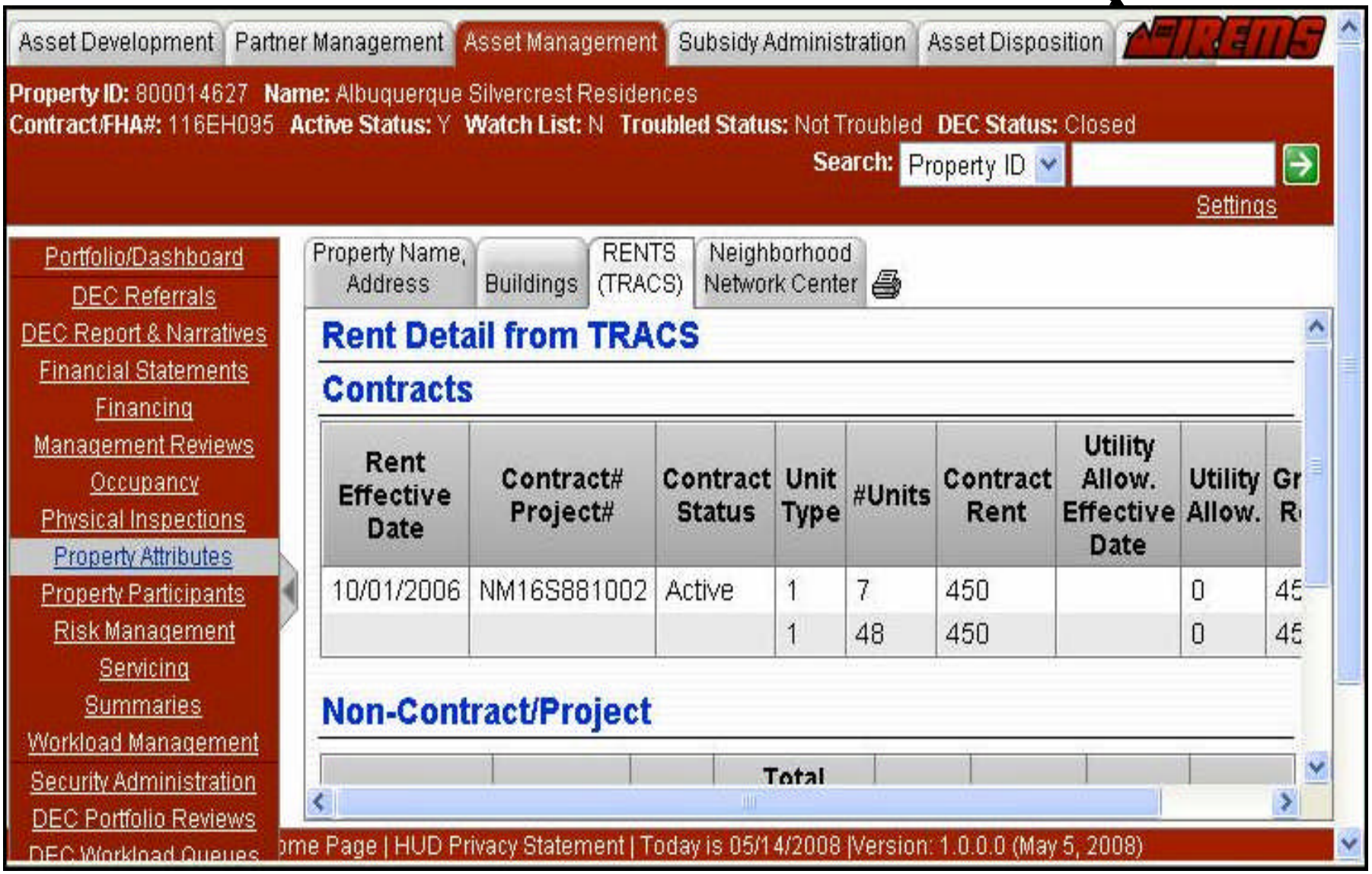
Frequently Asked Questions

- **FASS** – Where is the return to iREMS button on FASS documentation?
- **AFS Assessment page** – Why is my display page so small and has scroll bars for navigation?
- **My Properties** - Why is the volume showing “0”?

Frequently Asked Questions

- **TIME-Out** – What is the time limit that ends my current viewing or editing session?
- **Security Administration** – Why can I view all items but cannot add or edit?
- **Partial Screen Display** – Why is only part of my page displaying after I do a property search?
- **Screen Resolution** – Why does my screen display cover up the REPORTS tab

Screen Resolution 800x600



Additional Issues
to be corrected rel. 1.0.0.2

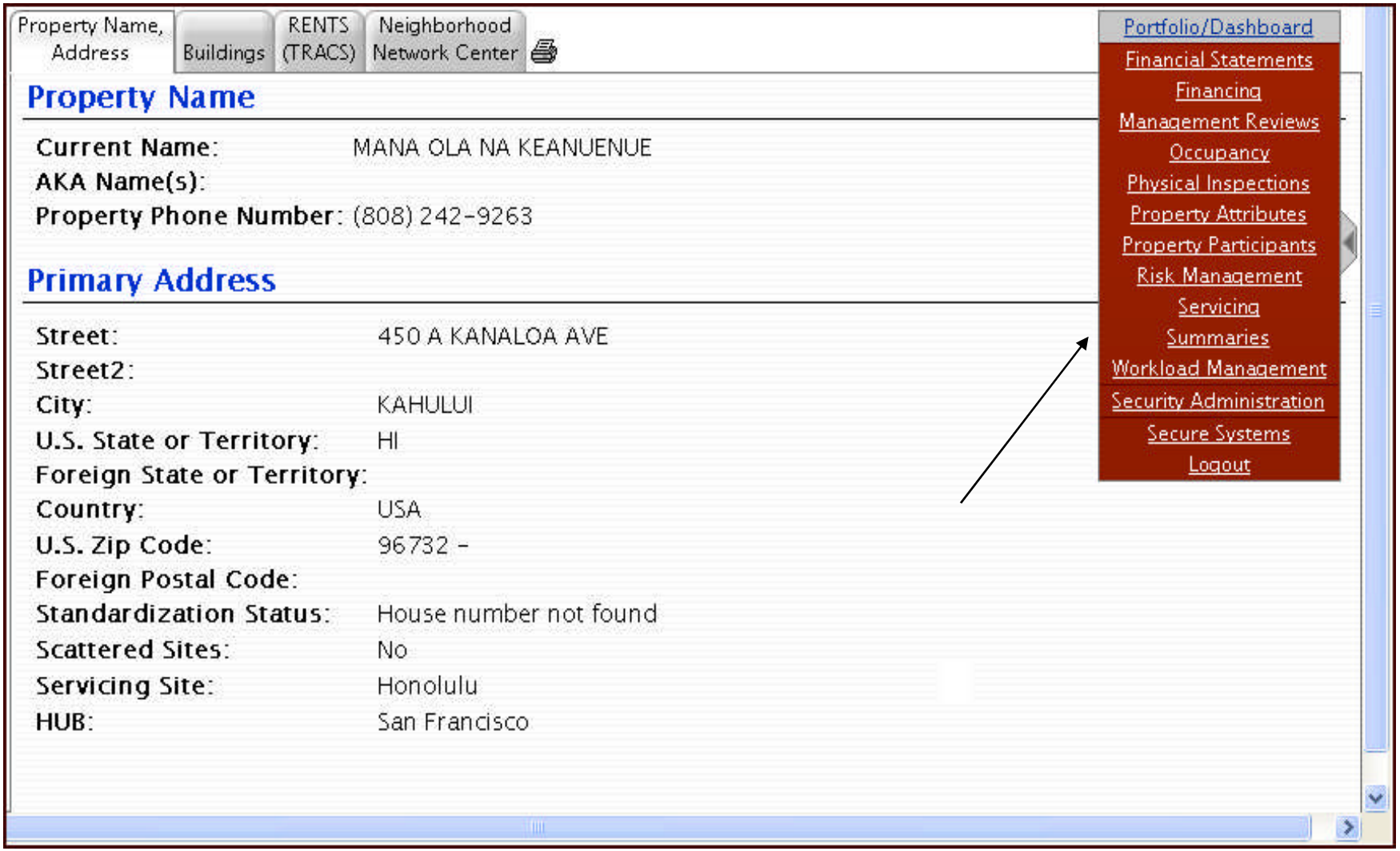
- **Subsidy Administration** - Contract Processing
  - Add Validation to not allow two open Contract Processing records

- **Management Review** - Response Due Date is a required field when due indicator is Y with a report date

- **Contracts Processing / Rents** - Amend Rents option 1

- **Owner Survey** - Dates should not display as 12/31/1969

Sidebar - Misplaced Sidebar display



QUESTIONS ?

Additional iREMS Tools

- User Guides
- What's New
- REMS to iREMS Business Process Crosswalk
- iREMS Orientation Tutorial

(Tutorial only available for HUD ids)

Multifamily Help Desk

PHONE

1-800-767-7588

HOURS

Mon. to Fri. 9am - 8pm EST

FAX

202-401-7984

E-MAIL

Real_Estate_MGMT@hud.gov

Broadcast Evaluation

1. The broadcast was helpful.
2. The broadcast was easy to follow.
3. Your questions were addressed.
4. The broadcast met your needs.
5. What other topics would you find beneficial for future broadcasts?
6. General comments

For responses to 1-4, please use following scale:

(A) Strongly Disagree **(B)** Disagree

(C) Agree **(D)** Strongly Agree

REMS Broadcast Feedback

- Internal Users:
  - Send an email to ***Remsbroadcast***
- External Users:
  - Send an email to ***Remsbroadcast@hud.gov***