

Rental Management Software - Buyers Comparison Form

(Does cheaper software really pay?)

RNS Rental Management Software for Windows 9x/2000 Features

	<u>RNS Software</u>	<u>Other Software</u>
Software Features		
32- Bit Windows Application	Yes	_____
Optional Modules		
Work Orders	Yes	_____
Create Vendor billing for tasks that need to be completed (i.e. maintenance, repairs). Charge for labor, inventory, third party charges, etc.		
Call Accounting	Yes	_____
Charge telephone charges to occupied Units automatically		
MICR Checks	Yes	_____
Eliminate the cost and time of purchasing pre-printed checks by buying one check stock for all checking accounts.		
Travel Insurance	Yes	_____
Pure Profit! Charge Guests premiums to guarantee upcoming reservations. Automatically charged at time of booking.		
Credit Card Authorization	Yes	_____
Receive credit card authorization directly from your workstation.		
Packages	Yes	_____
Build total vacation packages from pre-priced inventory. Great feature for specialty resorts!		
Web Availability	Yes	_____
Post an interactive portion of the RNS program on your company web site. Users can access Unit information (images, statistics, rates), Unit availability and actually book reservations. The future is here!		
Electronic Funds Transfer	Yes	_____
Electronically transfer funds from your company's checking account to an owner's account.		
Reservation System		
On line rental calendar, in full color with six year display	Yes	_____
Drag & drop reservations on screen	Yes	_____
View unlimited unit statistics while checking availability	Yes	_____
View up to 5 Images for each unit	Yes	_____
Display three, five, or eight weeks on screen	Yes	_____
Rentals, Guest		
Guest form, 2 name/address fields plus 4 phone fields	Yes	_____
Arrival report & confirmation notice comment fields	Yes	_____
Source of call tracking	Yes	_____
Ability to e-mail guests from within RMS	Yes	_____
2 User defined fields plus 2 user defined check boxes	Yes	_____
Unlimited guest notes section	Yes	_____

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# of automatic guest charging methods	Unlimited	_____
Automatic calculation of Rental Fees	Yes	_____
# of rate tables (published rate, wholesaler rate, etc.)	999	_____
Automatic discount applied based upon length of stay	Yes	_____
Additional charging per number of people in party	Yes	_____
Commissions, automatic	Yes	_____
Maximum number of commissions paid per reservation	Seven	_____
Cancellations, guest, one step process	Yes	_____
Clears reservation board upon cancellation	Yes	_____
Issues refund check upon cancellation	Yes	_____
Reports, Guest		
A/R Guest report, brief / detailed	Yes	_____
Guest by Unit	Yes	_____
Guest List and Labels	Yes	_____
Guest Source of Call	Yes	_____
Query Guest records for mailmerge to template letters	Yes	_____
Rental Confirmation	Yes	_____
Automatic printing upon completion of reservation	Yes	_____
Customizable to fit your current form or letterhead	Yes	_____
Rental Fee Disbursements to Owner	Yes	_____
Four separate Sales Tax levels computed automatically	Yes	_____
Automatic charging at time of booking	Yes	_____
Monthly Detailed Sales Tax Report	Yes	_____
Non-taxable or exempt option for each Reservation	Yes	_____
Cleaning report, including owners, and guests	Yes	_____
Automatic charge of additional cleaning day(s)	Yes	_____
Quickly schedule a cleaning prior to rental	Yes	_____
Reports, Reservation		
Arrivals	Yes	_____
Departures	Yes	_____
Check-In & Check-Out	Yes	_____
Occupancy report	Yes	_____
Occupied Unit List	Yes	_____
Rental Fee Analysis	Yes	_____
Guest reservations, by date of booking	Yes	_____
Owner reservations, by date of booking	Yes	_____
Purged Guest features		
Purged Guest Charge and Payment History	Yes	_____
Purged Guest List	Yes	_____
Purged Guest Labels	Yes	_____
Purged Guests by Unit report	Yes	_____
Inquiry form for tracking possible future Guests	Yes	_____

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Follow-up reports	Yes	_____
List reports	Yes	_____
Inquiry Labels	Yes	_____
Query Inquiries for mailmerge into template letters	Yes	_____
 Accounting features		
Checkbook		
Maximum number of accounts	Unlimited	_____
On-line checkbook reconciliation	Yes	_____
Credit cards	Yes	_____
Credit card fee charged to the owner, or	Yes	_____
Credit card fee charged to the Mgmt. company, or split	Yes	_____
Ability to have multiple Owners for one unit	Yes	_____
Import owner charges from Excel spreadsheet	Yes	_____
Owner statements, combining MB rentals, comm., misc. charges	Yes	_____
Checks to owners for rental proceeds	Yes	_____
Reprint a previous months statement	Yes	_____
 Other Reports		
Account reconciliation	Yes	_____
G/L activity, Daily	Yes	_____
G/L activity, Daily and PTD	Yes	_____
Completed delinquent Guest accounts	Yes	_____
Rental Cash Flow	Yes	_____
Rental Commissions	Yes	_____
Reservation Deposits	Yes	_____
Paid and Unpaid Rental Commissions	Yes	_____
Security Deposit report showing four separate user defined accounts	Yes	_____
S.D. Transfers to pay outstanding charges	Yes	_____
Year end procedures	Yes	_____
Printing of 1099's and 1042's for anyone receiving income	Yes	_____
Magnetic media copy (required if you report more than 250 1099's)	Yes	_____
 Reporting features		
Use different printer on each workstation	Yes	_____
Separate printer defined for:	Yes	_____
Reports	Yes	_____
Statements	Yes	_____
Labels	Yes	_____
Print screens	Yes	_____
Checks	Yes	_____
Receipts	Yes	_____
1099's & 1042's	Yes	_____
Preview of all reports before printing	Yes	_____
Total number of reports in software program	290+	_____
Windows report writer for creation of custom reports	Yes	_____

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Other features

	<u>RNS Software</u>	<u>Other Software</u>
Maximum #of groups that can be managed within software	Unlimited	_____
Open database structure, allowing you to access data directly	Yes	_____
Integration with other Windows programs	Yes	_____
Mail merge with #1 selling word processor, MS Word	Yes	_____
Merge any owner, guest or inquiry to a template letter	Yes	_____
Merge wizard to query d/b for multiple records to merge	Yes	_____
Security, with up to 10 levels of user defined access	Yes	_____
Separate view & edit ability for each function in software	Yes	_____
Print list of secured features and levels of access	Yes	_____
Unlimited user defined headings throughout the software	Yes	_____
Year 2000 compliant	Yes	_____
Launcher program to update workstation .exe from server	Yes	_____

Your Best Option

Comments

The task of purchasing any professional software package is a big decision. You need to consider all aspects to truly understand the costs/savings involved. The hardware/software costs are just two factors, with labor hours being the biggest investment and the object of the whole procedure.

Consider that most companies look to spread the cost of software over at least a 3 to 5 year period. When you do this, the software of choice may be less expensive than one that has fewer features. Take the difference in cost between two software products, divide that number by 60 months and you'll see that the cost per month is less than you would expect. Now wouldn't it be less expensive to pay the small monthly premium for the preferred software than to expense countless labor hours to complete monthly tasks the incomplete software is incapable of?

Don't sell yourself short. The rental business is very detailed and requires a great deal of accurate volume in order to be successful. Automation is the key, and selecting a company that is experienced in rental management will only make YOU more successful.

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