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**PROPERTY LEASE
MANAGEMENT**

FOR MICROSOFT DYNAMICS AX

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... with Property Lease Management

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Property Lease Management Solution

Crimsonwing's Property Lease Management Solution for Microsoft Dynamics AX is an application solution designed for the owners / managers of property assets to assist them in managing the letting of properties and the administration of leases. The Property Lease Management Solution is built as an extension to Microsoft Dynamics AX, which is a comprehensive Enterprise Resource Planning (ERP) System / Accounting solution. It is implemented using the Dynamics AX technical framework and using Dynamics AX facilities for generic functionality. It supports user access both via an AX Client (on a user's PC) and through a web browser.

Application

The solutions may be implemented in three scenarios:

1. As part of a fully integrated ERP / Property Lease Management Solution in clients looking to install a new or replacement ERP system and for whom Dynamics AX is an appropriate solution;
2. As an extension to an existing Dynamics AX system to provide the Property Lease Management functionality;
3. As a stand-alone Property Lease Management Solution for clients with other ERP / accounting packages installed.

Functionality

Cues and filtering options – Standard Role Centres, Cues or Filtering can be used to easily identify units that are vacant. This is a very important process so that Sales people are always informed on the units that they need to focus on.

Deal Evaluation – From the initial details entered in the lease record, such as rent and lease duration, a specific function in the solution can be

used to evaluate the net value of the proposed deal and thus determine whether the deal is viable or not.

Documents – The solution can handle the documents that are necessary in a Property Management industry, such as unit plans, contracts, terms and conditions documents and so forth. Since the Property Lease Management Solution is also integrated to SharePoint, this application automatically stores in SharePoint any documents that are attached to a Property, Building, Unit or Lease record. Reports generated out of the Solution, such as terms and negotiation documents as well as management lease approval documents, will also be automatically stored in SharePoint.

Approvals – The Solution allows for direct approval of the lease by senior management. The Management Lease Approval Document, which summarises the information on the lease, can be generated directly from the system and approved accordingly.

Workflows – A lease has a life cycle, starting from the negotiation stage, moving to the active stage when rent is billed, until the lease term expires. The Solution uses standard workflows to process the lease from one stage to another. Standard workflows include approvals and escalation. This gives the flexibility to add any steps that are required to handle various activities, particularly for the shop fitting of the unit.



Crimsonwing, a leading international provider of eBusiness and commercial systems solutions, has a strong track record of managing complex, multi-million pound IT projects by developing and implementing leading-edge technology. Since its foundation in 1996, Crimsonwing has set standards for IT development and innovation. The company enjoys a good reputation and a loyal customer base evidenced by repeat business and increasing customer satisfaction.



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Billing – The system handles information that is relevant to billing including rent free, turnover rent, different billing calendars, stepped rent, rent reviews, deposits, standard charges and rates.

Using Project Accounting, the system will automatically create transactions against a project. The system also handles accruals, amortisations, forecasting and cash flows.

Unit id	Unit name	Unit type	Property id	Building name	Zone name	Level	Reporting status	Status
U034	JG Unit 2	Canada	JG Property	JG Building		Ground floor	Vacant	Active
U035	Unit 4 Ancillary	Canada	Property 1	Building Billing Test		1st floor	Vacant	Draft
U036	Invoice	Canada	JG Property	JG Building		4th floor	Vacant	Active
U037	Invoice Test	Canada	Property 1	Building Billing Test		Basement	Vacant	Active

Property Database – The database can store details of properties in the system. A property can be made up of a number of buildings which in turn is made up of a number of units. The system allows you to store detailed information such as area, floor level, rent values, zones, standard charges and rates. The solution also gives you the flexibility to split or merge units to make a unit more leasable.

R.	Forecast	Lease id	Lease start date	Lease end date	Tenant name	Trading name	Inside L&T act	Lease status	Lease type
		L000047	01/01/2010	31/12/2010	Billing Test C...			Active - actions outstanding	Permanent

Lease Database – Leases can be stored in the system. These are usually created when potential tenants are identified (tenants, prospects and other contacts are stored in the standard CRM module of Dynamics AX). The database handles a vast amount of information including billing information, guarantor details, deposits, capital incentives, ancillary units as well as restrictions.



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