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The Professional Landlord from Promas Landlord Software Center is designed to handle multiple types of properties including multi-unit residential complexes, single family homes, commercial properties, and special use properties such as office parks, mobile home parks and self-storage facilities. Promas also offers an Association Management module for management companies and HOAs. Promas is priced according to number of units managed.

INTERFACE/EASE OF USE — 5 Stars
Promas takes little space on the desktop and contains no unnecessary information or clutter. The user interface is located at the top of the screen and contains a drop-down menu bar at the top. Below the menu bar is a taskbar that features icons that provide access to functions that correspond to the current module. Changing the module will update the function icons accordingly. The module can be changed just by clicking on the correct module button or by using the menu bar. The Profiles section is where all tenant, unit, location, owner and group information is entered. Account codes and other financial criteria are entered via the Setup menu.

A demonstration database can be loaded for training and orientation purposes when installing Promas. Data-entry screens are easily navigated, and all contain speed buttons, which enable users to quickly access available functions within each module. New tenants are set up directly into the Tenant Profile function, as there is no separate application module. Lease type, special concessions, applicable fees, prorated rent (if any), and miscellaneous billing charges can

also be set up. The optional work order module provides solid information including

Also included are Profiles, Reports and Mailings modules. Add-on modules include Work Orders, Commercial Management, Internet Publishing, Tax Collection and Check Reader Capability. An Association Management version is also available. Promas licenses start at a 50 unit or fewer version and extend to an unlimited units version. Users can easily upgrade to the next level when necessary. A network version is also available.

INTEGRATION — 4 Stars

Promas is a completely integrated property management program. With a complete accounting module of its own, Promas does not offer integration with third-party accounting products. An export utility allows for the export of data to handheld devices, a necessity when in the field. Letters and statements can also be directly exported to Word or Word Perfect to expedite mass mailings. Under the Links section, frequently used websites and other external links can be added for quick access.

REPORTING — 4 Stars

Promas comes with numerous system reports, accessible by category, including GL, Bank, Management, Owner, Tenant, Unit and Property. Reports can easily be exported to a variety of formats, including *.PDF, Excel, Lotus, Crystal Reports, Word and Word Perfect, but they will have to be modified once exported, as Promas reports do not maintain their original format once exported. Reports are easily accessed, with lookup options available for quick access, but they offer limited customization capability.

SUPPORT — 5 Stars

Promas offers a variety of support options including the Prepaid Yearly Support Plan, which includes all software updates and upgrades, along with up to 12 and a half hours of telephone support. Also available is a subscription-only

plan that offers updates but no telephone support. Cost of all support and

about the only thing missing from this excellent product that could quickly find a place in the residential rental manager's office.

2007 Overall Rating: 4.5 Stars