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# Domin-8 Enterprise Solutions — Tenant Pro 7

800-964-2792 [www.tenantpro.com](http://www.tenantpro.com)

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Since 1992, Tenant Pro has been providing property management companies with an automated software solution. Now with the acquisition of Tenant Pro by Domin-8 Enterprise Solutions, a provider of business solutions for the property management industry, Tenant Pro 7 is poised to reach even more customers by offering more integrated services.

## **INTERFACE/EASE OF USE — 5 Stars**

Tenant Pro's user interface is easily navigated, with a drop-down menu bar at the top of the screen that offers access to system functions such as Manager, Income, Accounting, Reports, Lists and Setup. Directly below the menu bar is a toolbar that contains icons that offer one-click access to frequently used program functions such as Properties, Applicants, Tenants, Vendors, Work Orders, Tenant Charges and Payments, as well as Move-Ins and Move-Outs. Both the toolbar and the menu bar are fully customizable, allowing users to choose only the options they want to appear on their desktop. Tenant Pro's use of function buttons throughout the program makes it easy to obtain additional information or related information no matter what screen the user is in. Toggling

back and forth between multiple windows is also easily done. A wizard is available to assist with both move-ins and move-outs. Bills are easily entered into Tenant Pro 7, and users can add new vendors on the fly by simply clicking on the New icon at the bottom of the screen. Version 7.5 of Tenant Pro 7 also contains numerous enhancements to existing system functionality.

### **MODULES/SCALABILITY — 5 Stars**

Tenant Pro 7 v7.5 is a completely integrated property management system. It includes complete accounting (AR, AP, GL) functionality, along with check writing and bank reconciliation functionality. The property management system tracks tenants from initial move-in. Miscellaneous tenant charges are easily tracked and property information is easily recorded in the database. Ample room is provided to record management information, any miscellaneous services, property balances for each property, unit information, and GL account defaults. A work order function allows users to track tenant work orders, add pictures if needed, enter detail about work needed, expense any parts and labor, and mark when completed.

The new Applicant module allows users to track, screen and move tenants in directly from the Applicant module. A Background Screening feature (available at an additional cost) provides for a background check on all potential tenants. One of the features I love the most, the Unit Inventory feature, color codes On Hold, Expiring and Vacant Units, allowing users to determine the status of each unit at a quick glance.

Tenant Pro 7 is also available in multi-user capability, including Peer-to-Peer Networks and a Dedicated Server Network. Running Tenant Pro on a dedicated server allows up to 455 people to access Tenant Pro files simultaneously. An add-on payroll module is also available through CheckMark Payroll for Windows.

### **INTEGRATION — 5 Stars**

Tenant Pro 7 offers numerous add-ons designed to work with the base system, including an easy export to QuickBooks. Also available is e-Pay Plus, which allows users to offer tenants a multitude of electronic payment methods, CAM and Utility Billing, and the aforementioned Background Screening function. Users can also export all system reports to a variety of formats, including HTML, RTF, Text and Excel.

### **REPORTING — 5 Stars**

System reports are sorted into groups; Financial, Management, Maintenance, Transaction

and Vendor. Clicking on a group will display the available reports for that particular group. Over 120 standard reports are available in the latest version. Default report criteria allows users to choose selected properties, units, tenants, vendors and lists. Users can also choose a specific date range for a report or choose a chart of accounts range, if relevant. Additional reporting choices allow for choosing the format. For more customized reporting options, users can utilize the optional Crystal Reports, which integrates with Tenant Pro 7.

### **SUPPORT — 5 Stars**

Tenant Pro 7 offers four levels of support: Bronze, Silver, Gold and Platinum. All plan levels offer a toll-free phone number and e-mail support. Optional annual support agreements start at \$200. A “pay-as-you-go” plan is also available in 15-minute increments. Training options are also excellent in Tenant Pro with online training available as well as the option to purchase the CD Training series. And the built-in Help system allows users to search by topic or ask a question.

### **SUMMARY**

Tenant Pro 7 is an excellent product best suited for small to mid-sized property management companies. Tenant Pro 7 is available in four editions based on the number of units managed, and prices range from \$395 to \$2,195. Because of its flexible design and ability to work with all types of properties, Tenant Pro 7 is an excellent fit for mixed portfolios.

### **2008 Overall Rating: 5 Stars**

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