

LEASE / OWNERSHIP FEATURES

- Long term Lease Management / Dockominium Management
- Automatically Charge Operating Fees
- Monthly, Quarterly, Six Monthly & Annual Invoicing
- Generate Lease / Ownership Agreements
- Automatic Pro-rata Operating Fees on Transfers
- Sub Leasing and Automatic Rental Credits
- Complete History of Ownership
- Manage Transfers and Sales with Payment Plan
- Register sites for sale
- Rental Pool Management

The Lease / Ownership Module provides effective management of site leases and Dockominiums. Users can create lease / ownership agreements which if required can automatically credit owners a share of the 'rental revenue', manage details of owners and occupying vessels as well as expenses and other annual charges which can be automatically calculated and invoiced to the individual owners.

Ownership Types

Define how sites are leased or sold according to your specific situation and how much you want to credit owners.

Lease / ownership can be set up quickly, tailored to meet specific needs of your marina business. You can specify the type of berth/site ownership - purchase or lease, set up annual charges, credit plans details, transfer fees and maintenance fees.

Lease / Ownership Agreements

- Record current and previous lease holders / owners
- Create, amend transfer of ownership agreements
- Automatically pro-rata and recharge operating expense charges when sites are sold or transferred
- Set up automated ownership agreements
- Set and charge operating expense fees with flexible charging frequencies, i.e. monthly, quarterly or annually
- Track owner vessels or private renters

Register sites for sale

PacsoftMMS gives you the ability to register sites for sale and view sites registered for sale. Print reports on sites available for rental for your own use and for distribution to Brokers to sell.

Payment Calculator

For customers purchasing berths/sites, PacsoftMMS allows you to set up payment plans with the smart 'payment calculator'. You are also able to define payment options for the customers' purchase, i.e. full payment, or flexible payments over a period of time.

Rental Management

Rental Management Agreements let you register leased or owned sites for rental and give you the ability to set up credit plans for customers easily. Set up commissions for your marina for the rental management services you provide using credit plans.

Reporting

The Lease / Ownership module reports provide you with quick access to key information to help you maintain tight control of your leasing operation cost effectively.



Rental Pooling

Rental Pooling is a method of distributing rental revenue collected for a pool / group of sites to owners of sites based on the number of days owners have made their site available for rental during a given period. Multiple pools are allowed when necessary.

This feature will create rental credits to berth / site owners from invoiced rentals based on a pre-specified commission percentage of the rental revenue.

Smart Operating Expense Charging

MMS automatically calculates and apportions Operating Expenses or Maintenance Levies based on the site length. Multiple components can be shown separately on the invoice and can be based as a percentage of other components, e.g. an environmental levy can be based as a percentage of the operating expense charge.

Processing

Save time with batch processing for automatic invoicing of due invoices and automate 'overnight' processing runs using Microsoft Task Scheduler.

Future Income Spread

When used with the PacsoftMMS GL Interface, future income can be spread over and posted to the correct future accounting periods.