

Yardi Advanced Maintenance



Schedule, track and manage all preventative, routine and emergency maintenance from your desktop or mobile device—and gain modules for managing inspections and fixed assets at no extra cost.





Integrated Solutions

Manage all your preventative and ad hoc maintenance tasks from any device. When you license Yardi Advanced Maintenance, you receive additional products for managing your assets at no extra cost, including Yardi Maintenance, Yardi Inspection and Yardi Fixed Assets.

Yardi Advanced Maintenance

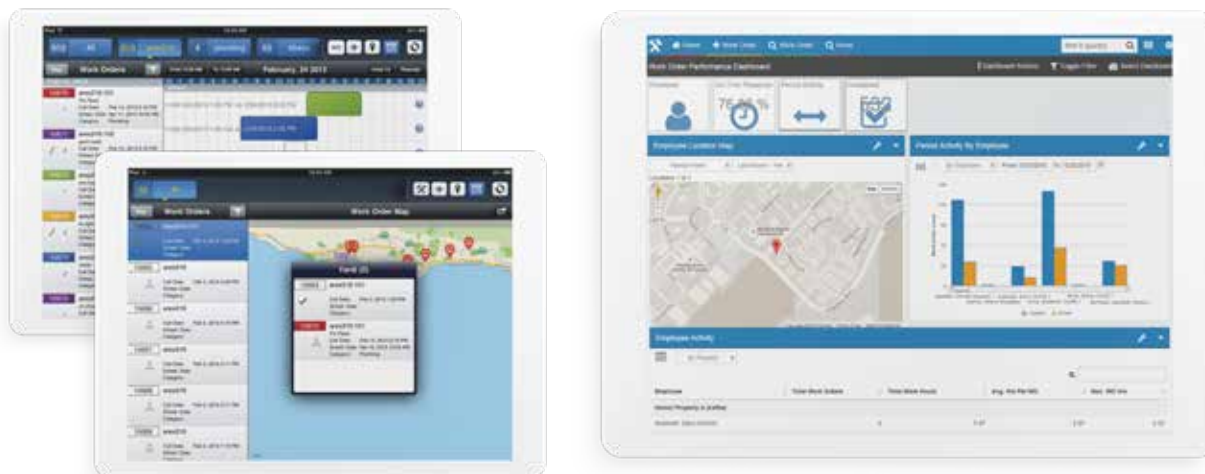
Yardi Advanced Maintenance is your solution for complete scheduling, tracking and management of asset maintenance from your desktop or mobile device. The solution supports all types of real estate market segments including, but not limited to, multifamily, affordable, senior, military, condominium, HOA, retail, office and industrial properties. You can schedule preventative, routine and emergency maintenance tasks. A location tracking feature allows you to match technicians with tasks, ensuring rapid response to emergency requests.

Maintenance Manager Mobile

Yardi Advanced Maintenance includes the Yardi Maintenance Manager Mobile app which helps you save time, boost efficiency and increase tenant and resident satisfaction by taking your maintenance workflow mobile. Maintenance managers can easily track technicians, assign work orders and manage their maintenance tasks from an Android™ Tablet or iPad®.

Facilities Management

Stay informed about your properties' maintenance operations via intuitive, customizable dashboards. A guided workflow simplifies and expedites the work order creation process. Key performance indicators help you assess work order response and completion, employee activity, and material usage. Also, the solution integrates with VENDORCafé to allow you to request and manage vendor proposals from your tablet.



Key Features

- Full planning and scheduling of maintenance tasks
- Complete history of work orders
- Fewer equipment breakdowns with preventative maintenance scheduling
- Complete history of all fixed assets
- Fast response to maintenance requests with mobile access
- Oversight of maintenance personnel with location tracker
- Graphical display of key performance indicators

Yardi Maintenance

Built into Yardi Voyager, Yardi Maintenance includes the tools you need to perform and track daily maintenance for your properties easily and efficiently. You can expedite the maintenance process and ensure outstanding service to your tenants and residents with streamlined workflows, intuitive dashboards, calendars and notifications. Adding **VENDORCafé** allows you to request and manage prospective vendors' bids for work orders from Voyager.

Smart System

Optimize control over management tasks, streamline workflows and maximize efficiency with convenient online and mobile solutions. You can run up-to-the-minute reports with immediate access to the Voyager database. Yardi Maintenance works for all types of residential and commercial real estate.

Streamlined Workflow

Yardi Maintenance streamlines workflow by providing a straightforward, systematic way to process work orders from initial contact through completion.

- Automatically calculate purchase orders and work orders, and post payables and charges
- Efficiently assign and schedule work orders
- Track pending work requests, alerts and exceptions
- Request and manage work order bids through **VENDORCafé**

Mobile Maintenance

Field technicians can conveniently create, update and close work orders from a mobile device, with results automatically updated in Voyager, with the Yardi Maintenance Mobile app available at iTunes® and Google Play™. Workers can quickly and easily sort through, prioritize and select work orders.



Yardi Inspection

Yardi Inspection is a flexible tool for scheduling, performing and managing all types of inspections. Inspection data is stored in your centralized Voyager database to provide total transparency.

Streamlined Inspections

Create customized inspection templates that follow your business rules and ratings, and assign inspections based on criteria you define. Yardi Inspection tracks the inspector, inspection type (such as move-in or move-out), status, due date, completion time and more. Work orders and notification letters are automatically created based on the inspection findings. If you're thinking of adding new units or properties to your portfolio, you can use Yardi Inspection to create and manage due diligence inspections.

Detailed Reports

Easy access to your Voyager platform lets you prepare up-to-the-minute inspection reports. View detailed reports on inspection history including property type, technician notes and findings. Yardi Inspection allows you to easily communicate with residents and tenants about inspection scheduling and results.



Mobile Access

Yardi Inspection Mobile lets you access and enter inspection data from a BlackBerry®, iPhone®, Android™, Android™ Tablet, or iPad®. Assigned inspections appear on an inspector's device instantly, and completed results update the Voyager record automatically. Yardi Inspection Mobile can even operate in areas without a cellular or wireless connection, and synchronizes data once the connection is reestablished.

Key Features

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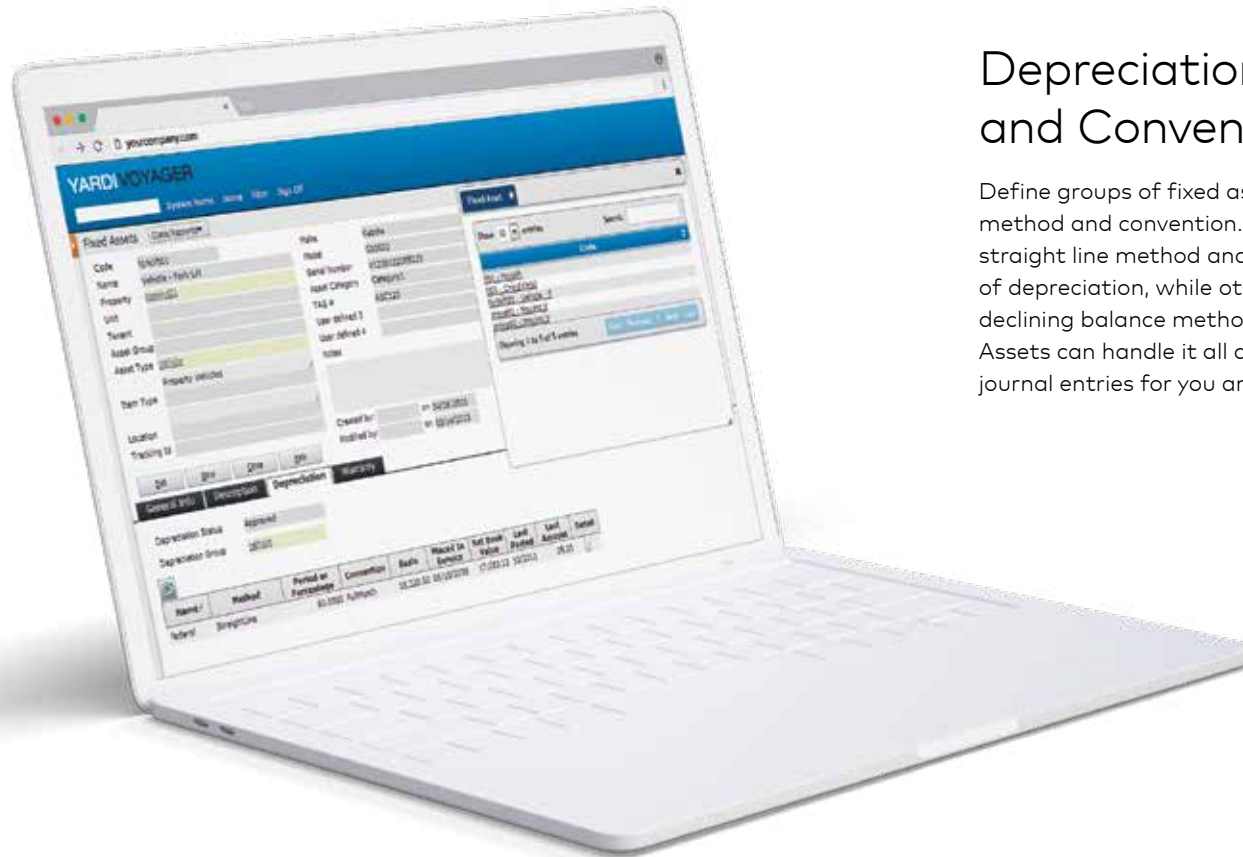
- Efficient assignment of maintenance tasks
- Easy tracking of job progress
- Intuitive dashboards, calendars and alerts
- Full integration with resident and tenant data in Voyager

Yardi Inspection

- Tracking by inspector, type, status, due date, completion time, resident/tenant and more
- Support for all inspection types including move-in, move-out, annual, due diligence, safety checks, regulatory and HOA violations
- Flexible templates with granularity options and custom ratings (e.g., pass/fail, clean/requires cleaning, replace)
- Creation and management of due diligence property and unit inspections for prospective acquisitions

Yardi Fixed Assets

If you manage fixed assets that require different depreciation methods, then Yardi Fixed Assets is the solution for you. Keep a full history of depreciation as assets age, are used or discarded. Monitor fixed assets from purchase order issuance through purchase, use and final disposition. Link new assets with purchase orders to create payable invoices and journal entries. View the history of all work orders and inspections completed against assets.



Depreciation Methods and Conventions

Define groups of fixed assets, including the appropriate depreciation method and convention. Some assets might depreciate with the straight line method and the half-year convention for the first year of depreciation, while other assets might depreciate with the 150% declining balance method and mid-month convention—Yardi Fixed Assets can handle it all automatically. Voyager creates depreciation journal entries for you and keeps a history of the depreciation.

Real-time Reports

Yardi Fixed Assets reports provide analytics as well as summary and detailed information about your assets. On-screen reports allow you to drill down to related screens. Report categories include Asset Analytics, Financial Reports, Item Type Received, Make Ready, Work Order and Purchase Requisition.



Key Features

Yardi Fixed Assets

- Asset tracking from purchase order to final disposition
- Support of multiple depreciation methods
- Journal entries for fixed-asset depreciation
- Warranty tracking with supporting documentation

| Energized for Tomorrow

At Yardi our mission is to provide our clients with superior products and outstanding customer service, while we take care of our employees and the communities where we work and live. With that commitment, Yardi leads the industry in providing full business software solutions for real estate investment management, property management, financial accounting, asset management and ancillary services. Organizations like yours have been using our proven and mature software with confidence for decades.

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