

Real estate letting

The ever increasing cost pressure forces companies to act more efficiently and cost economically. While doing so, real estates become a focus point. *speedikon*® FM Lease management supports the entire process of lease management, including contract management and service charge settlements. By making data more transparent, use quality and flexibility of the real estates are considerably improved; thus, increasing the corporate value creation.

Unnecessary vacancy rates and frequent change of tenants are avoided. Increasing demands of users can be implemented more easily.

Making the rental situation more transparent

Owners, operators and users expect an integrative and comprehensive IT-solution meeting the demands of commercial, infrastructural and technical real estate management. *speedikon*® FM Lease management is completely integrated into the system, accesses areas in the area management, fills cost collectors via maintenance management and consumption collectors via energy management.

Detailed reporting allows immediate control of vacancy, future rent increases, rental income as well as settlement of operating costs and consumption.

Management of rental agreements

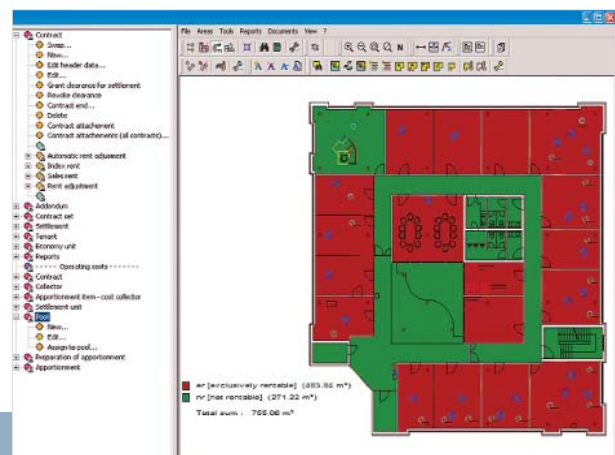
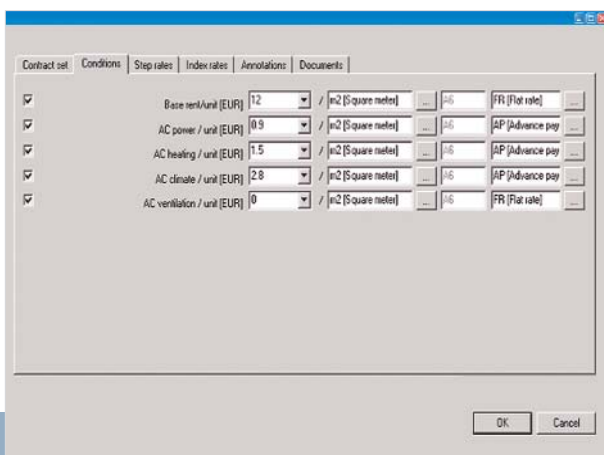
The module allows the use of different types of rental agreements, flexible notice periods, signatories, conditions and other service level agreements. Stepped rents, indexed rents and turnover rents can be defined contract specifically or according to the individual rates set in the contract.

For each area type different conditions can be set, here lump sums and advance payments are specified. The process of the monthly settlement is well supported in the module.

Service charge settlement

speedikon® FM Lease Management documents both consumption and costs accumulated over the year. These costs are documented in so-called cost and consumption collectors and are calculated on a daily basis. The calculated costs are summed up at the end of each business year and allocated to the respective rental contracts.

This allocation is carried out according to flexible rules, thus, any service charges set in a contract can be balanced. The totals calculated are compared to the advance payments already received from the tenant. In this way amounts still due or to be credited are determined.





Lease management in the commercial area

- standardised rental agreements for internal and external letting
- flexible creation of agreements allowing settlements of any types of costs and allocation of operating costs according to freely definable rules
- creation and administration of agreement outline
- creation and administration of supplements to contracts
- rental agreement history
- allocation of various rental objects, such as areas, outside areas, parking spaces, exhibition areas and promotional objects
- graphical support of data input by complete graphical integration (selection and allocation of agreement records)
- definition of conditions like rent and service charges
- different conditions for different types of areas
- display of rental agreements including stepped, index and turnover rents
- definition of stepped and index rent per agreement or agreement record
- capture of various stepped conditions becoming effective at different points in time
- support of any number of indices
- definition of turnover rents per agreement via turnover centre and turnover field
- definition of service charge settlement per agreement
- definition of any number of turnover fields per turnover centre and respective individual conditions
- monthly payments including advance payments or lump sums via any cost type
- allocation of operating costs on a yearly basis
- creating and filling of cost collectors
- creating and filling of consumption collectors (counters)
- import of cost and consumption collectors
- import of costs and consumption
- definition and realisation of rule-based allocation rules
- monthly settlement of the agreements, control via clearance of agreements
- transferring results of settlements to SAP or any other system, if required
- visualising any information concerning agreements in graphical floor plans
- automatic generation of agreement appendices
- alphanumerical evaluations of revenues according to any criteria via list generator or pre-defined analyses of vacancy rates, rental situation, agreements, tenants, revenues