

Integration Onboarding Guide

Technical Specification for Unit Vacancy Automation



This document outlines the guidelines a Rent Manager integration client should follow to ensure Intellirent collects proper vacancy data. When done properly, vacancy data will create and update Properties in your Intellirent account.

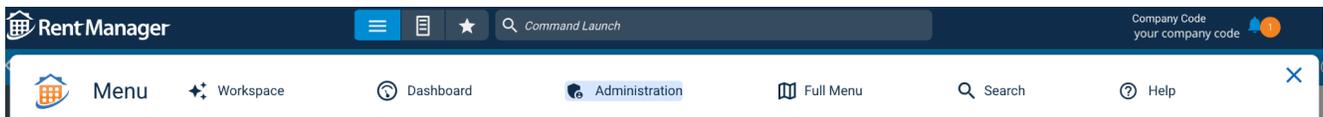
*Rent Manager requires unit data to be associated with applications when transferring application data from Intellirent to your Rent Manager account.

Configure Online Listings

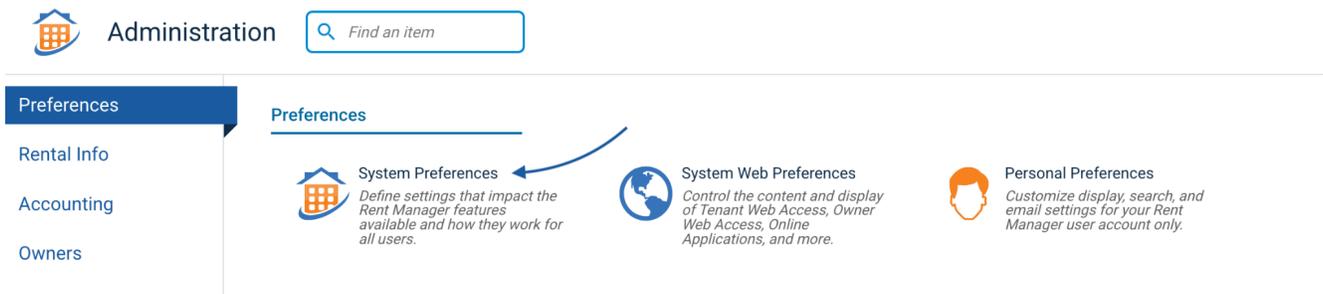
Intellirent uses the Rent Manager Online Listings' Availability Filters to obtain vacancy data.

Rent Manager offers rental marketing options managed in [System Preferences: Online Listings](#). When enabled, these settings control how units are shown on your Rent Manager hosted website, and what unit data is sent to Intellirent.

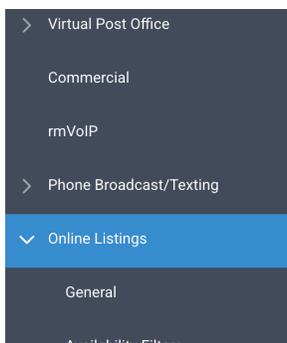
Select the Menu bar, then **Administration:**



Under Preferences select **System Preferences:**



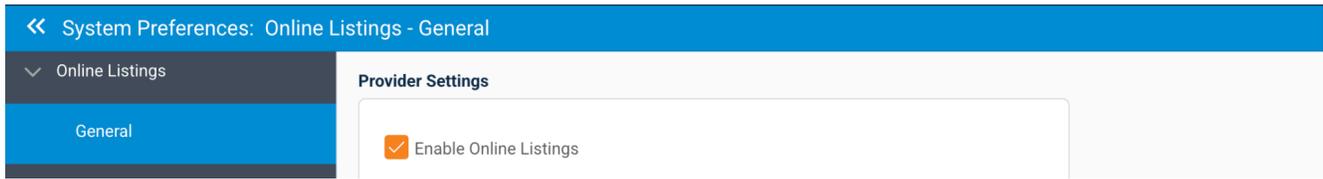
Scroll down to **Online Listings:**



General

*Required:

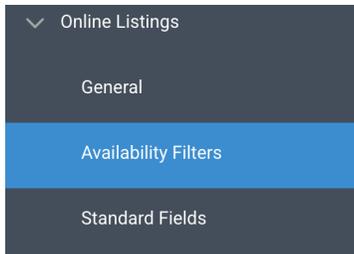
- ✔ Enable Online Listings



Need help? See [Property Marketing Advanced Settings](#)

Availability Filters

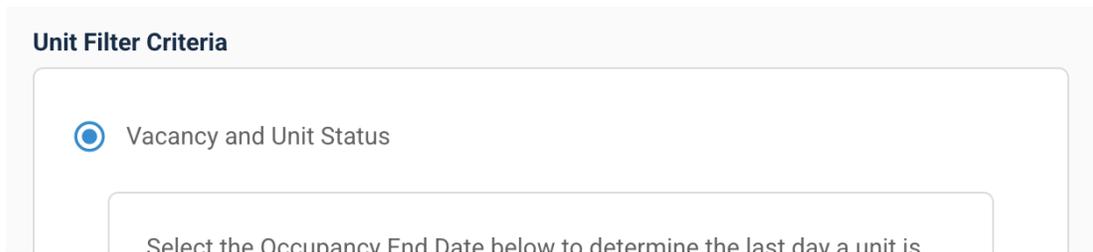
Select **Availability Filters** below General in the left panel.



Unit Filter Criteria

- ⦿ Vacancy and Unit Status

When Online Listings is enabled, the Vacancy and Unit Status will default to **ON**



Continued



Occupancy end date

*Required: select at least one

Recommended:

Move out	Units that have moved out of the unit. When active, this will <i>only</i> include units that are vacant in the feed. All occupied or on notice units will NOT be included.
Notice	Units that are vacant as well as units that the tenant has supplied notice of their intent to vacate.
<input checked="" type="radio"/> Expected move out	Units that are vacant, units that the tenant has supplied a notice to vacate and units that have a lease end date that falls within the settings below, "Show units as available X days after occupancy".

Occupancy End Date:

Move Out

Notice

Expected move out

Available after occupancy end date

Recommended:

✔ Show units as available **1** day after occupancy ends

Include units that have a lease end date that falls after a set number of days. i.e., If a unit has a move-out-date expected on the 5th of the month, the unit will be included in the feed on the 6th of the month. If this setting is "10" days, the unit will not be included in the feed until the 10th day after the expected lease end date.



Show units as available

1

days after occupancy end

Continued



Future availability

Recommended:

- ✓ Show units available within **30** days of online search
- ✓ Exclude future leased units

Show units available within

days of search date

Exclude future leased units

User Defined Field

*Required: None selected.

User Defined Field:

User defined fields are unique to a single Rent Manager user's instance, therefore User Defined field setting is *not* supported as a general integration function. If this is a requirement, please consult with your Intellirent representative to define further additional onboarding needs.

Follow unit availability profile

*Required: None selected.

Follow unit availability profile:

The Follow unit availability profile setting is *not* supported as a general integration function.

Continued



Property Filter Criteria

*Required:

- Follow unit filter criteria

Property Filter Criteria

Show all properties

User Defined Field

Follow unit filter criteria

Save

Remember to save changes, then contact your Intellirent representative to notify them that the Online Filters configuration has been completed.

Unit Data Control

If Bedroom and/or Bathroom values are *not* present in the Unit, the integration will check the **Unit Type**.

If Bedroom and/or Bathroom values are *not* present in both the Unit and Unit Type, the integration will add a **0** value in the respective field.

