MITS **NMHC** National Multi Housing Council® **NAA**

April 3, 2008

Key Contacts:
David Cardwell
VP of Capital Markets & Technology
National Multi Housing Council
dcardwell@nmhc.org

Douglas M. Bibby
President
National Multi Housing Council
dbibby@nmhc.org

Doug Culkin
Executive Vice President
National Apartment Association
doug@naahq.org

Bruce Coltman
Director, Information Technology
National Multi Housing Council
bcoltman@nmhc.org

Lauren Dwyer
Manager, Technology & MITS
Operations
National Multi Housing Council
ldwyer@nmhc.org

MITS CORE DATA 3.0
DATA TRANSFER STANDARD RELEASE SUMMARY
APRIL 3, 2008

- This MITS Release Summary provides information about the update to the MITS Core Data Model and moving to the newest version of MITS – Version 3.0.

- MITS 3.0 improves all MITS data transfer standards (DTS) developed or updated 2006-present, and will provide a longer shelf-life to existing MITS DTS sets. The new standard should also improve the update process for existing MITS standards to meet the changing software environment.

- In addition to updating and improving the set of core data elements and structure for all MITS DTS, each MITS 2.0 or higher version has been updated to incorporate a custom data component that permits users to expand upon the MITS standard but meeting MTIS structure and maintaining compliance. This will also allow for improved update process to existing DTS products.

- Recommended distribution:
  - Technical and operations staff
  - Software developers and technicians
  - Apartment operations and management staff
  - Payment solutions, utility service and billing firms, property management software firms and other solution providers
  - Others

CORE DATA MODEL VERSION 3.0

The MITS 3.0 Core Data Model was released for use on February 11, 2008. This followed approval of the Core standard in December of 2007. During the two months that followed the approval, MITS staff updated all MITS standards developed since January 2002 that incorporated the previous Core Data Model.

The MITS Core Data Model is a set of data elements that are central or "core" to each MITS data transfer standard (DTS). As such, it is incorporated into each DTS. Each year, the MITS Technical Committee considers proposals to update the core data model, and the version 3.0 represents the 2007 update period. The MITS Technical Committee deliberated from April to October.

The following summarizes the changes that were made to the Core Data Model

Material Modifications:

1. UnitsType, PropertiesType, ContactsType replace 2.0 Core Unit, PropertyID, PropertyContacts.

 This was a one-for-one data element replacement.

2. Created standard Identification Type.

 A standard reusable ID type to replace the current collection of MITS ID's such as CustomerID, PropertyID, and ManagementID. The new ID type supports all current and future MITS ID's as well as allowing for ID's to be attached to multiple sources in a single transaction.

3. Removed both the Address1 and Address2 elements and replaced them with a single Address element named Address with maxOccurs=10.

 Revised current MITS AddressType to eliminate the Address2 structure and add second address to enumerated values. This element can reoccur and infinite number of times.

4. Extended UnparsedAddress element of the AddressType maximum length to a value that could actually hold all of an unparsed address.

 Revised the maximum length of UnparsedAddress to accommodate all possible address information formats. Addresses can be formatted in a variety of ways. This new unparsed element will support applications that use an unparsed format.

5. Changed naming convention for two different attributes found throughout the standard.

 Any attributes or elements named "id" were changed to a more name specific element. i.e. "FloorplanID". Any attributes or elements named "type" were changed to a more name specific element. i.e. "FloorplanType". This change provides clarity and specificity to the ID element nomenclature.

6. Added MITS Data Types (examples listed below) to MITS Core Data.

Generic MITS data types like MITS-Range, MITS-Currency, MITS-Integer, MITS-Boolean, etc. were moved to the MITS Core schema. This will reduce redundancy among multiple MITS data transfer schemas and expand the Core architecture.

7. Removed 'CoreData' element from MITS Core Data.

The intent of the MITS Core schema is to define complex and simple data types that can be shared among different MITS schemas. Since the CoreData element has no meaning for any of the standard schemas and is nowhere used or referenced it should be removed.

8. Exposed single objects now contained in lists.

New Elements (The following were added to the MITS Core Data Set):

1. Under Unit:
   - NumberOccupants

2. Under Customer > Lease:
   - IDType
   - SpecialStatus
   - PaymentAccepted
   - AccountNumber
   - CurrentNumberOccupants (model after NumberOccupants element in Resident Transactions DTS with Total and Child attributes)

CORE UPDATE PROCESS

Each year, the MITS Technical Committee considers updates to the set of core data elements. To get the new core data model in place, the first set of core data elements (version 2.0) was put in place with the understanding that it would be fully reviewed and updated after it was used to assist in the development of data transfer standards that were in development at the time. This would allow for a better understanding of the over all MITS architecture and having a core data set that interacts with each MITS data transfer standard.

The 2007 review was considered extensive and took six months (April-September 2007) to complete before a vote was taken in November. Once developed it was reviewed and, if necessary, revised based on member input. Following that process it was then posted for review and a vote of the MITS membership was taken. Following the vote MITS staff then updated each MITS data standard that incorporates the core data model architecture and a new MITS version release took place.

The MITS Technical Committee is composed of the following individuals:

AIMCO	Kent McDonald
Apartments.com	Gus Alagna
Apartments.com	Haroon Dogar
Apartments.com	Chris Brown

Blue Moon Software	Javier Gonzalez
Catalyst Energy, LLC	Mark Adkins
eREI	Don Coppersmith
eREI	Jon Tull
eREI	John Oien
First Advantage SafeRent	Bagrat Bayburtian
ForRent.com	Steve Bertolacci
ForRent.com	John Wheary
Intuit Real Estate Solutions	Blaine Davis
Intuit Real Estate Solutions	Charles Drvenkar
Move.com	Dave Masters
Move.com	Sean Whitley
MyNewPlace	Kenneth Cluff
MyNewPlace	Gabriele Cressman
On-Site.com	Scott Jones
On -Site.com	David Lang
On-Site.com	Jeremy Walker
RealPage, Inc.	Leslie Turner
Realty DataTrust	Michael Mueller
Realty DataTrust	Skyler Cota
RentGrow, Inc.	Don Henry
Resident Data/Choicepoint	Dan Bates
Yardi Systems, Inc.	Tamara Berndt
Yardi Systems, Inc.	Deborah Brown
Yardi Systems, Inc.	Sharon Rollman

The approval process for the Core Data 3.0 was as follows:

- Development work and testing June 27 -December 18, 2006
- MITS member review and input period: January 5, 2007-February 1, 2007
- MITS member approval and vote February 2- February 15, 2007
- Release February 27, 2007

ACCESSING AND DOWNLOADING MITS DATA TRANSFER STANDARDS

Each MITS data transfer standard contains multiple forms of documentation to facilitate implementation of the standard.

1. XML Schema* *(XSD file)*
2. XML Schema Diagram *(PDF file)*
3. Data Dictionary *(Microsoft Excel file)*
4. Data Element Glossary/Business Flow Summary *(PDF file)*
   (available in early March 2007)

*XML schemas are the next-generation of HTML and are now viewed as the standard way information will be exchanged in environments that do not share common platforms. Each Data Dictionary lists all schema elements, their definitions and specific requirements.

Documentation can be accessed at the MITS web site at the following URL: http://www.mitsproject.com/Content/ServeContent.cfm?menuID=425&ContentItemID=2501

The MITS web site URL is www.MITSproject.com. This site is the official information source for all projects and committee activities as well as all document postings. All finalized standards are open for use by both member and nonmember firms. Draft documents are available to members only.

The MITS Guidebook which provides information about MITS and its governing policies and procedures is also available on the MITS web site and contains detailed information about the MITS membership, goals, processes, and governance.

DATA TRANSFER STANDARD UPDATE PROCESS

MITS development projects are prioritized by the MITS Governance Committee which operates as the governing body of MITS. It should be noted that MITS data transfer standards are dynamic and are updated periodically to accommodate improved business processes. Updates and change requests for current MITS standards can be considered by MITS industry leadership and staff by downloading and submitting the "Comment Submission Form" form the MITS web site at:

http://www.mitsproject.com/Content/ServeContent.cfm?menuID=467&ContentItemID=2340

The MITS Technical Committee reviews and considers input received during the year and schedules new releases associated with changes to each MITS data transfer standard. Once approved, the new standard is released. Existing standards are retained typically for one year. will be updated through the same collaborative development process by which it was originally created. Comment forms submitted between updates are tracked by staff and brought forth for consideration during the standard update time period.

ABOUT MITS

The MITS (Multifamily Information Transaction Standards) initiative is an industry-wide effort to create open data transfer standards for a variety of business application process and to support automation and systems integration for the apartment industry. Users of the MITS standard include, but are not limited to multifamily owners, developers and management companies, system and technology providers, investors, government agencies and consumers. Established in 2001, MITS is focused on the development of industry data transfer standards to enable the industry to exchange information more efficiently and economically and to create a more standardized data base. MITS is staffed and supported by the National Multi Housing Council along with financial contributions from it's members. Membership allows firms to be engaged in the development of MITS standards allowing them early adoption and use of the standards. MITS membership is open and membership in NMHC or other organizations is not required. For more information please go to the MITS web site at www.MITSproject.com.

ABOUT THE NATIONAL MULTI HOUSING COUNCIL

Based in Washington, DC, NMHC represents the interests of the nation's largest and most prominent firms in the apartment industry. NMHC members are engaged in all aspects of developing and operating apartments, including ownership, construction, management, and financing. The Council was established in 1978 as a national association to advocate for rental housing and to provide a source of vital information for the leadership of the multifamily industry. Since then, NMHC has evolved into the industry's leading national voice. The association concentrates on public policies that are of strategic importance to participants in multifamily housing, including finance, tax, property management, environmental and building codes. NMHC benefits from a focused agenda and a membership that includes the principal officers of the most distinguished real estate organizations in the United States. For more information on joining NMHC, contact the Council at 202/974-2300 or www.nmhc.org.

ABOUT THE NATIONAL APARTMENT ASSOCIATION

The National Apartment Association (NAA) is a federation of more than 170 state and local associations throughout the United States and Canada. Together, we represent more than 32,441 members and 5 million apartment homes. NAA is a leading advocate for quality rental housing with members representing multifamily builders, owners, developers, managers, leasing consultants, service technicians and suppliers. NAA provides industry professionals with a wealth of information through advocacy, research, technology, education, strategic partnerships and an ever-growing membership base.