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**MITS RESIDENT SCREENING 2.0  
DATA TRANSFER STANDARD RELEASE SUMMARY  
FEBRUARY 27, 2007**

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- This MITS Release Summary provides information about the release of MITS data transfer standard, Resident Screening 2.0, the first major update since the fall of 2002.
- This standard enhances the needed systems integration to provide for seamless exchange of critical information among the apartment owner, property leasing and management software and the resident screening application software.
- Recommended distribution:
  - Technical and operations staff
  - Software developers and technicians
  - Apartment operations and management staff
  - Resident Screening companies, credit services and repositories, property management software and screening software developers, and leasing staff
  - Others

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## **RESIDENT SCREENING 2.0 DATA TRANSFER STANDARD (DTS)**

The MITS Resident Screening 2.0 data transfer standard (DTS) was released for open industry use on February 27, 2007. The release of this DTS marks the first major update to the Resident Screening DTS since its initial release in the fall of 2002. The Resident Screening DTS was the first of the MITS data transfer standards now used by the apartment industry. This standard will support the growing interface and integration among the enterprise software used to manage rental apartment communities and the screening process for prospective residents.

Because the automation of the resident screening process is key to many of the on-line apartment search applications, and due to the increasing use of web-based property management applications, more apartment firms are requiring the screening process to be integrated with and support the application and leasing services central to the many property management software applications. MITS Resident Screening 2.0 DTS will enable the integration between software applications to be smoother and more easily achieved.

This new MITS DTS was developed utilizing the MITS 2.0 data architecture incorporating a core group of required data elements that are applied for all MITS data transfer standards. The Resident Screening 2.0 data transfer standard was needed particularly because of the increasing number of firms processing automating credit and rental history retrieval and because of the increased market demand for these capabilities.

## **DTS DEVELOPMENT PROCESS**

The DTS development work was undertaken by a development committee composed of 20 MITS member firms between June 2006 and January 2007. Participating firms included:

- AMSI/GEAC
- Blue Moon Software Company
- Domin-8 Enterprise Solutions
- EverGreen Solutions
- First Advantage-SafeRent
- Home Properties
- Intuit Real Estate Solutions
- Kroll Factual Data
- Ocius
- On-Site.com
- RealPage, Inc.
- Relocation Central by CORT
- Rent Check Credit Bureau
- RentBureau, LLC
- RentGrow, Inc.
- Resident Data, A Choicepoint Service
- Resite Information Technology
- Spherexx.com
- TransUnion Rental Screening
- Yardi Systems, Inc.

The Resident Screening standard development committee met at least once a month for the seven month period and undertook testing and other diagnostic review work in addition to the collective meetings. The group was composed of system developers and others familiar with the credit and rental history retrieval process used to collect applicant credit and rental history data. Meeting summaries are available to all MITS members and upon request can be made available to others.

Collaboration among the many volunteer MITS participants was key to the success of this development project, as it is to all MITS development work. The work and dedication of the participating firms benefits the multifamily industry and even more importantly, apartment residents. By improving efficiency of data transfer processes, owners and managers are able to better serve their residents.

## **MITS Data Transfer Standard Release Summary**

The approval process for the Resident Screening 2.0 DTS is 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>

## **MITS Data Transfer Standard Release Summary**

The MITS web site URL is [www.MITSproject.com](http://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" from 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](http://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](http://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.

**Please understand that the information discussed in this guidance is general in nature and is not intended to be legal advice. For specific legal advice, consult your attorney.**