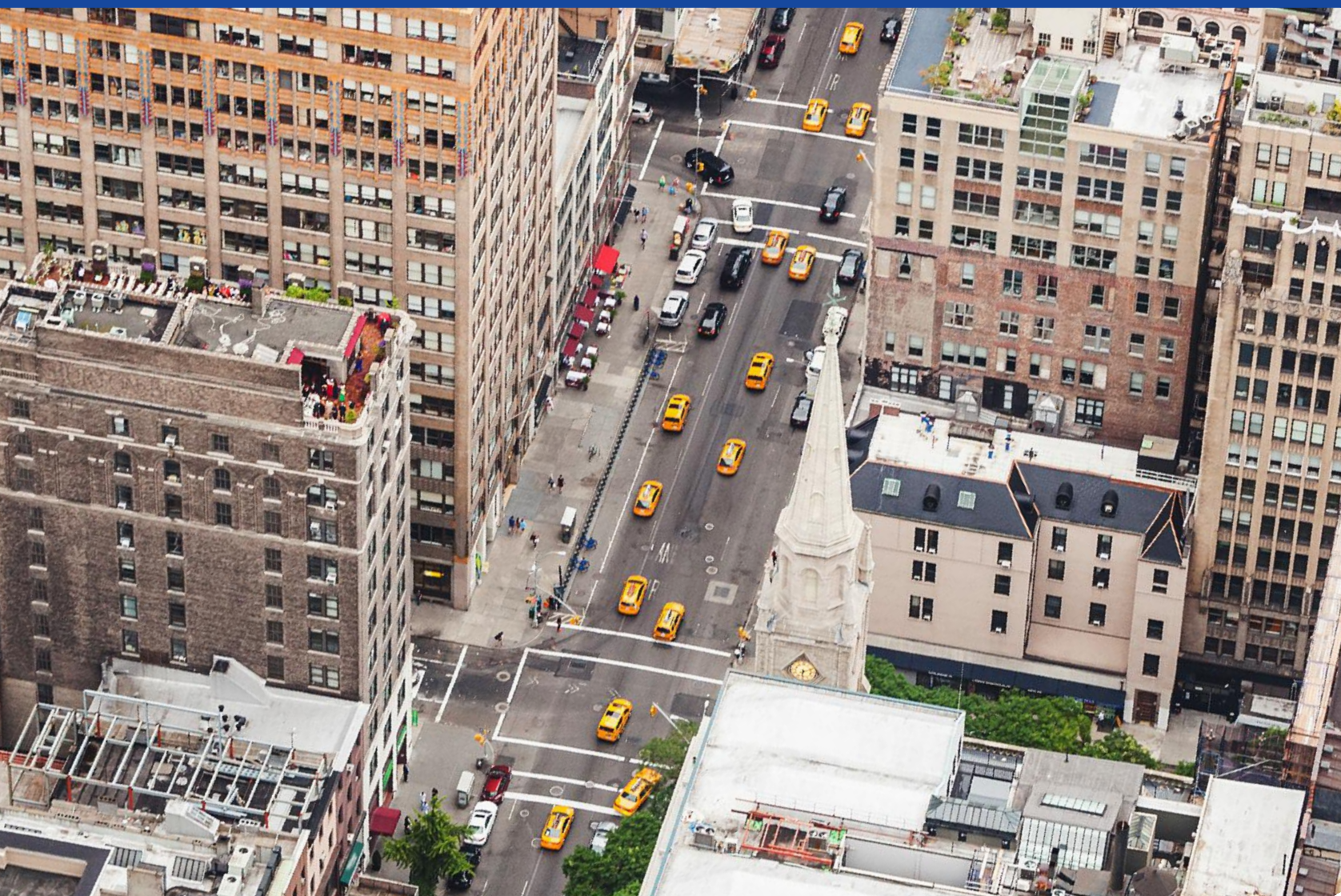




Property Management Software built for New York.



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Meet MDS Explorer

The most robust, efficient, and easy to use property management software on the market today.

MDS Explorer



Hosted + backed up by MDS
Highly configurable
Cloud based



MDS provides a reliable integrated accounting and property management platform that is scalable and robust. We have been using MDS for over six years and as we have grown our business, MDS has been very accommodating and supportive.

David Schwartz
Partner, Sugar Hill Capital Partners
New York, NY

What Can MDS Do for You?

Integrated Resident Management, Accounts Payable & General Ledger Systems	✓
Lease Renewal Management	✓
Rent & Maintenance Invoices	✓
Automated Monthly Management Statements	✓
Robust Legal, Work Order and General Reminder Tracking	✓
Cooperative and Condominium Management Toolkit	✓
Commercial Property Management Toolkit	✓
Invoice Scanning & Web Based Approvals	✓
High Volume Document Management	✓
Online Rent Payment & Account Access	✓
Check Scanning	✓
Vacancy Lease Creation & Processing	✓
New York Specific Functionality	✓
Next Generation Core Product Releases	✓

MDS offers a fully integrated property management system including resident management, accounts payable, and general ledger modules making it one stop shopping for professional property managers looking to handle residential, commercial, cooperative, condominium and HOA property types within a single package.

About Us

MDS is a family owned and operated company providing property management software to the local New York market since 1982.

We pride ourselves in developing, implementing, and supporting a state of the art product through personalized service that cannot be matched by generic national competitors. By focusing on the local market, we are able to respond rapidly to changes in local law and market trends. At our core, we are extremely customer centric and will always go the extra mile to ensure that our clients refer us to their colleagues. Over the years, we have maintained over a 95% customer retention rate which we are confident represents an overall level of satisfaction that is unmatched in the property management software industry.

Why MDS?

We believe that there are three components to providing our clients with the best software experience possible. If any one of these ingredients is missing, the full potential of your system will not be reached.

Best in Class Product

MDS builds its software based on the needs of its customers. We spend time listening to our users in order to develop a software package that exceeds expectations. Do you have an idea? We'd love to hear it. The MDS system is constantly evolving based on the feedback of our loyal user base.

Training & Implementation

Purchasing a piece of software will not automatically translate to instant time savings and efficiencies. The fact is that there is hard and important work that needs to be done when implementing a new system. The team at MDS treats every new client installation with the seriousness it deserves. From data conversion to system setup, our staff of experienced professionals will guide you through the process to ensure a successful and seamless transition to your new system.

Ongoing Support

When you call the MDS team for support you will not be connected to an inexperienced technician that is reading from a help manual. You will not have to speak to a different person every time you call and you will not have to wait several days for a follow up phone call.

What you receive with MDS is a friendly and knowledgeable technician that can resolve most issues by connecting remotely directly to your desktop. Most calls are answered without the need for a call back and when a call back is required it will happen within one business day. If any of these things sound unimportant, we encourage you to ask around. Find out what systems your colleagues are using and see if they are satisfied with their support. The fact is, unless you are speaking to an MDS client, there is a good chance that your feedback will fall far short of our standards.



Dealing with a local software provider focused on the New York market is very important to us. As anyone managing properties in New York knows, the rules are endless and constantly changing. MDS is able to quickly build out new functionality and to modify existing systems which really helps us to stay in compliance in an efficient way.

Robert Malek
Partner, Malek Management
Brooklyn, NY

MDS Knows New York

By focusing on the local market, MDS is able to respond rapidly to changes in local law and market trends.

When something changes in New York, it affects over 90% of our client base. As a result, functionality relating to rent stabilization, the DHCR and general local market trends are updated quickly in ways that work efficiently in the real world.

Also, since the New York market is unique in its high proportion of cooperative and condominium developments, we include all of the specific niche features that make it easy to manage shareholders' accounts and to provide fast, accurate, and professional report packages to co-op boards.

- ✓ Complete DHCR lease renewal packages including the most up to date renewal and all related lead, window guard, tenants' rights, and preferential rent riders. You can even add your own custom riders to complete the package.
- ✓ Preparation of Annual Rent Registrations for digital submission directly to the DHCR's website.
- ✓ Tools for handling preferential rents to maximize your legal collectible rent as market trends improve
- ✓ RPIE reporting worksheets
- ✓ MCI Increases fully integrated with renewals and rent registrations
- ✓ Mitchell-Lama Housing and NY Surcharge calculations
- ✓ Functionality to track and report bed bug infestations for Local Law 69 compliance
- ✓ Tools to efficiently manage Section 8 subsidies
- ✓ 1098 processing and printing for cooperative owners, including pro-rata calculations for sales throughout the year
- ✓ Global charges and credits of maintenance and other charges or abatements based upon factors including number of shares or by maintenance multiplier
- ✓ A friendly, knowledgeable staff that can speak intelligently about the best way to handle the unique challenges you face when managing property in New York

