Measure

Manage

Recover

Conserve

Minol
Powered by **Brunata**

About Minol USA powered by Brunata

Minol USA powered by Bruata is a provider of Metering, Billing, Conservation and Energy Management with 2,500 employees and 32 offices worldwide. Based in Germany, the global team brings more than 60 years of innovative metering technologies and consumption based billing of gas, electric, water and heating costs to the industries served. As one of the leading utility billing providers, our global team produces more than 5.4 million bills annually for 30,000 clients.

Minol USA powered by Brunata, headquartered in Addison, TX, has more than 100 employees nationwide with regional and support offices located throughout the country. We operate in all major markets providing services for the multifamily, military, affordable and student housing industries, as well as government agencies and commercial properties.

Also headquartered in Addison, TX is ZENNER USA, a manufacturer and distributor of high-quality water and heat meters. The company's U.S. manufacturing plant located in Banning, CA is the fifth addition to the company's global manufacturing team.

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RESIDENT LEASE MANAGEMENT

UTILITY BILLING

REPORTING

SOLUTIONS

IDENTIFY ERRORS

EXPENSE MANAGEMENT

SUBMETERING

COMPLIANCE

Minol
Powered by **Brunata**

SOLUTIONS Made Easy & DONE RIGHT

Minol USA powered by Brunata is leading the industry with innovative solutions that help portfolios Measure, Manage, Recover and Conserve Energy

![Minol Powered by Brunata]

Utility Billing SOLUTIONS

We believe a successful billing program is about accurate, on-time billing and a positive customer experience. A utility consultant will help you design a custom billing program.

SOLUTIONS BENEFITS

› Recover billable items such as trash, pest control, HOA dues and more.
› In-house **Compliance Team** ensures all local, state and federal requirements are being met.
› We help you draft or review lease language.
› Our **custom billing software** will integrate with your existing rent software.
› 24/7 secure account access through our MinolDirect™ system.
› A dedicated **relationship manager** provides ongoing management of your billing program.

COMPLIANCE PROCESS

APPROVAL

Contracts are reviewed by the Legal Department for compliance and approved.

REGULATORY COMPLIANCE PROCESS REVIEW

Proposed services will be reviewed by Minol's in-house Compliance Team for approval and / or alternate recommendations.

REQUIREMENTS

The Compliance Team provides necessary regulatory requirements and documents to Minol's Operations Team for implementation.

ONGOING AUDITS

Ongoing audits on existing accounts are conducted to ensure compliance is continuously met at the local, state and federal level.

BILLING PROCESS

Minol's Utility Energy Management process eliminates costly provider billing errors. Minol will work directly with the provider to resolve any identified issues.

Utility Bill Received

↓

Logged, Batched & Scanned

↓

Bill Data Entered into EnergyCap®

↓

Bill Audit & Error Resolution

↓

Approval Obtained Set to Pay

↓

Export for Bill Payment or Pay Bills

↓

Reports Distributed to Client

↓

Rate Procurement
Identify Excessive Usage
Vacant Unit Cost Recovery
Cost Avoidance

Meter Installation & Service SOLUTIONS

Minol USA powered by Brunata brings more than 60 years of submetering experience to each installation. Our nationwide team of certified technicians can service and manage virtually any existing water, gas or electric metering system, as well as retrofit properties for metering services.

METER PROGRAM EVALUATION PROCESS

› A technician will conduct a survey of your existing projects and properties.
› A solution architect and our compliance team will conduct an audit and propose recommendations.
› A utility consultant will help you select the right metering technology for your properties.
› Extended warranty agreements on select metering systems.
› We offer a lifetime warranty on our meters. *

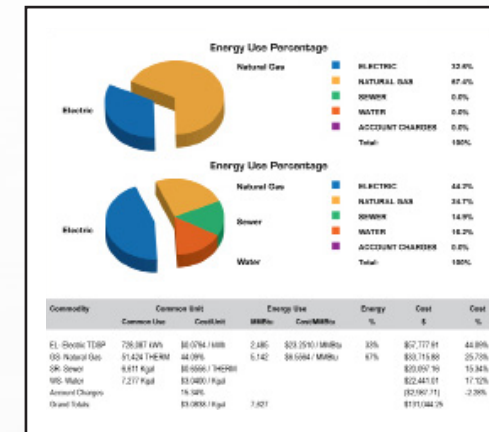*For clients that contract with Minol USA powered by Brunata for billing services.*

Minomess 130

Utility Expense Management SOLUTIONS

IDENTIFY BILLING ERRORS & INCREASE NOI

Too often, properties pay their utility bills without ever understanding exactly what they are paying. Minol's Utility Expense Management Program was designed to eliminate utility bill confusion and provide you and your executive team with the information and visibility you need.

EXPENSE MANAGEMENT PROGRAM

› We identify billing errors before the bill is paid and resolve directly with the provider.
› Utility bills are captured and stored in our online system.
› Our system identifies bills with service addresses or owner entity names that do not sync with your properties and resolve issues directly with the provider.
› We identify and recover resident failure to connect bills automatically with our vacant unit cost recovery billing program.
› Our auditing process quickly identifies leaks and inefficient central systems.
› Online energy usage and cost reports.
› We provide budget and projected rate increases based on accurate usage and rate analysis.
› We offer cost avoidance and green house gas tracking and reporting to help you meet regulatory requirements and confirm energy savings.

EXAMPLE REPORT

Visibility is key to effectively managing energy usage and expense. Minol's UEM program provides you with the reporting and analytics you need to make strategic decisions.

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WE Save SOLUTIONS

SAVE WATER. SAVE ELECTRICITY. SAVE MONEY.

It sounds too good to be true, but our WE Save team rebuilds your property's components at our expense. Using our unique Pay-Out-of-Savings model, we recover our costs through your savings. Anyone can install water conservation products but the real savings comes when you partner with a team of conservation experts.

CONSERVATION CASE STUDY

A recent case study provided property and water usage information for 162 properties with 15,007 units to Minol for evaluation. The Minol team identified 31 properties with 3,418 units that qualified for the program. The property chose to implement their water conservation plan in four phases. The Minol team deployed technicians to the properties to begin the retrofit process. All toilets were retrofitted with highly-effective toilet flappers, while low-flow showerheads and aerators were also installed. The team is very pleased with the results Minol's WE Save program has yielded for their communities.

PHASE 1	PHASE 2	PHASE 3	PHASE 4
Evaluated 13 properties 1,401 untis	Evaluated 40 properties 5,285 untis	Evaluated 76 properties 5,834 untis	Evaluated 34 properties 2,507 untis
Implemented 1 property 167 untis	Implemented 4 properties 692 untis	Implemented 18 properties 1,590 untis	Implemented 8 properties 969 untis
COST: $18,000 SAVINGS: $32,000 PAYBACK: 7 months	COST: $48,000 SAVINGS: $95,000 PAYBACK: 9 months	COST: $122,000 SAVINGS: $190,000 PAYBACK: 13 months	COST: $72,000 SAVINGS: $175,000 PAYBACK: 8 months

Each phase yielded payback in less than 13 months. Total annual savings generated to date is $492,000.

QUALIFY YOUR PROPERTY WITH TWO STEPS

STEP 1

Obtain property survey and a 12 month water usage history.

STEP 2

Minol provides you with:

› An accurate evaluation of water conservation potential at no cost to you
› A plan for rebuilding property components — at our expense
› A Pay-Out-of-Savings program that applies your monthly savings in water and sewer costs against the installation cost until the investment has been paid off.

Resident Lease Management SOLUTIONS

EFFECTIVELY MANAGE YOUR ENTIRE PORTFOLIO

Minol USA powered by Brunata and Resman have come together to provide complete portfolio management by offering clients one-click integrations with billing, verification, payment processing and other software.

ResMan
Love your software.

With the Minol USA powered by Brunata- Resman solution, your onsite team can easily manage daily operations at the property level while your executive team has access to the critical financial information they need to effectively manage the business at the portfolio level.

› Lead management
› Lease management
› Occupancy management
› Reports & Dashboards
› Accounting
› Budgeting and forecasting

The ResMan Boardroom feature shows financial snapshots and executive level reports for fiscal visibility and accountability.