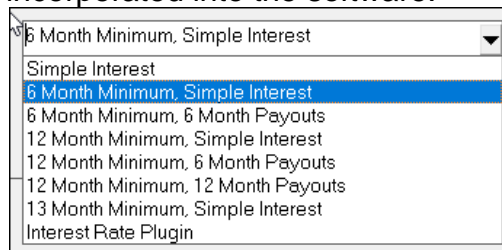


## Overview

Interest paid on security deposits is calculated based on a Rate Table. Rate tables are defined in <<Setup, Rate Tables>> and are assigned to tenant profiles. See [How to Document #395](#) for more information on the Rate Table.

The rate tables set up security deposit interest rates. Each tenant profile may be assigned a rate table to be used in calculating interest or charging for taxes. When tenant security deposit refunds are processed, the interest is calculated based on the parameters in the rate table assigned.

Interest calculation formulae are incorporated into the software.



There is also an option to create an [Interest Rate Plugin](#), used when interest rates vary from year to year. See the format below.

## Interest is calculated when:

Interest is calculated in the Tenant Move Out and Release Security Deposit functions if the following conditions are met:

- a security deposit charge has been posted and the payment received
- In Setup, Charges the charge code for the security deposit has been designated as Earns Interest as a Deposit.
- A rate table with an Interest Calculation Method and Interest Rate has been assigned to the tenant profile.

When the deposit is released, the interest will be taken from the bank account where the refund check is written. If the check is written from the Escrow bank, you will have to move the interest money from Checking to Escrow.

See the How to document [#205 Security Deposit Refund](#) for more information on refunding a deposit with an interest calculation.

## Adjust Interest

To adjust the interest amount you must use the Release Deposits function rather than the Tenant Moveout function.

Date	Description	Amount	Release	Pay Interest
2/28/2017	Security Deposit	\$1,125.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2/28/2017	Pet Deposit	\$200.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>

To increase the interest amount

- Enter the difference in the Interest Adjustment field.

To decrease the interest amount

- Enter the adjustment amount as a negative number.

or

- On the line item for the security deposit, clear the Pay Interest check box. This will clear the interest calculated.
- Enter the new interest amount in the Interest Adjustment field.

Posting from Release Deposits causes the total released amount to be added to the tenant open credits balance. This amount will be reflected as the Starting Open Credits in Tenant Moveout.

## Format for Interest Rate Plugin

The file should have the format:

"Expires","Description","Minimum Months","Period" CR/LF

"Rate","Date Rate Ends"CR/LF

"Rate","Date Rate Ends"CR/LF

etc as long as needed

- rate is in the format x.xx
- the text CR/LF represents the ASCII single byte characters 13 and 10 respectively for carriage return, line feed
- include the commas and quotes

The file name should be xxx.int where xxx represents any name. It must be placed in the RPRMAS/REF folder on the machine from which the program is being executed.

### **EXAMPLE: Virginia.int**

"2018-12-31","Virginia Interest Rate","13","12"

"0.00","1974-07-01"

"3.00","1980-06-30"

"4.00","1982-06-30"

"4.75","1985-06-30"

"5.00","1994-12-31"

"3.75","1995-12-31"

"4.25","1996-12-31"

"4.00","1998-12-31"

"4.00","2000-12-31"

"5.00","2001-12-31"

"0.25","2002-12-31"

"0.00","2003-12-31"

"1.00","2004-12-31"

"2.25","2005-12-31"

"4.25","2006-12-31"

"5.25","2007-12-31"

".75","2008-12-31"

"0.00","2018-12-31"