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YOUR KEY TO PROPERTY MANAGEMENT COMPLIANCE



iMAX is Coming

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By the end of the year, TRACSMail will be discontinued and be replaced by a new communications system called iMAX which stands for Integrated Multifamily Access Exchange.

Current plans are for there to be a three-month transition period starting on August 8 and ending on November 21. On August 8, TRACS will start accepting TRACS version 202C files along with 202B using TRACSMail and will also accept either 202B or 202C files transmitted through iMAX. After November 21, only version 202C files will be accepted and only through iMAX.

IPM-Software is currently testing a replacement to T-Mail, our utility used to send your TRACS files and receive responses. When the time comes (sometime during the transition period), our 202C CornerStone and HUDControl software updates will include this new utility and you will have all the software you need to use iMAX.

However, **to use iMAX you MUST have Internet access.** Most of you probably already have high-speed access but some may still be accessing the Web through dial-up. Either way, you will not be able to transmit to your CA or TRACS without Internet access as iMAX is an Internet application. TRACSMail is a dial-up only, private email system. iMAX is not an email system at all but rather allows for the direct transfer of your files to your CA or HUD over the Web. Where you send to will not change under iMAX. You will continue to send files to the same destination (TRACMPROD or a CA's TRACSMail Id) as now.

In addition to Internet access, **anyone using iMAX MUST have a**

Secure Systems (WASS) Id (M-Id) and password. If you do not yet have such an Id and password, you should get one as soon as possible. Go to http://www.hud.gov/offices/reac/online/regis_instrc.cfm for instructions.

To summarize, with a HUDControl or CornerStone software update, Internet access, and a WASS Id and password you will have everything you need to deal with iMAX and stay compliant.