

MCP SERVER

NO CODE

CLOUD HOSTED

# Prorated Rent Calculator MCP for AI Agents

Generate accurate rental billing and move-in costs for property management.

Prorated Rent Calculator helps you figure out exact rental costs for tenants moving in mid-month. It handles the math for varying month lengths and leap years to ensure your billing is perfect every time. It's a must-have for property managers and landlords who want to eliminate manual math errors and maintain professional records for every new lease agreement.

**A+** Quality Score 100/100

rent

calculation

leasing

property-management

calendar



# The connectivity layer between AI and the world's software.

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Vinkius sits between AI and every application. All communication passes through Vinkius Cloud via the Model Context Protocol (MCP) — with governance, observability, and security at every layer.

# Your AI Connections Run Through Vinkius Cloud

The world's largest  
managed MCP catalog

Vinkius is the connectivity layer where AI connects to the software your business already runs. We handle the hosting, the security, the credentials, the uptime — you get agents that actually do things.

We operate the world's largest managed MCP catalog. Major SaaS platforms, CRMs, databases, and cloud providers — running, monitored, production-ready. This MCP server is hosted and maintained by the Vinkius Cloud for AI Agents.

*The agent doesn't manage credentials, doesn't manage uptime, doesn't manage security. Vinkius does.*

— Architecture principle

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## Four Pillars of the Vinkius Runtime

### 01 — Security by design

Credentials stay encrypted at rest via AES-256. The AI agent never touches raw keys — they're injected into a sandboxed V8 isolate at runtime. Actions are logged, and connections have an emergency kill switch.

### 03 — Deterministic observability

Eight immutable metrics per endpoint: request volume, p95 latency, error rate, active connections, cost attribution. A live payload feed logs every tool call with mutation detection.

### 02 — Built on MCP Fusion

This MCP server was built with **MCP Fusion**, the open-source framework (Apache 2.0) that powers the entire Vinkius catalog. Schema-as-firewall strips undeclared fields, compiled PII redaction runs at zero overhead, and cryptographic lockfiles produce git-diffable audit trails.

### 04 — Autonomous operations

Servers are deployed, monitored, and patched autonomously. New capabilities and security patches ship weekly. Zero-downtime deployments ensure continuous availability across all managed MCP servers.

**AES-256**

Encryption at rest

**Ed25519**

PKI vault signatures

**24h TTL**

Ephemeral session keys

**V8 Isolate**

Sandboxed execution

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## One Token. Instant Access.

Every MCP server on Vinkius is accessed through a **Connection Token**. Tokens are generated in the cloud dashboard and produce a unique MCP endpoint URL. Paste this URL into any MCP-compatible client — no SDK required.

A single token can serve **multiple AI clients simultaneously**, or you can issue separate tokens per client for granular access control. Each token tracks its own request count, last activity timestamp, and can be individually enabled or revoked.

**MCP ENDPOINT**`https://edge.vinkius.com/{token}/mcp`

Claude



Cursor



VS Code



Windsurf



Grok



Gemini

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## Security Is the Architecture

Security in Vinkius is not a feature — it's the foundation of the runtime. The gateway enforces multiple independent protection layers between AI agents and third-party APIs.

**01 — Ed25519 PKI Vault**

Every workspace has an Ed25519 Master Key. Session keys are generated ephemerally (24h TTL) and signed by the Master Key. Credentials never leave the vault boundary.

**02 — V8 Isolate Sandboxing**

Tool code runs inside isolated-vm V8 isolates with 64 MB memory caps and per-request timeouts. No filesystem access, no network access except through the SSRF-guarded fetch bridge.

**03 — SSRF Guard**

All outbound HTTP requests are DNS-resolved and validated before execution. Private IP ranges (10.x, 172.16-31.x, 192.168.x, AWS metadata 169.254.x) are blocked at the network layer.

**05 — Cryptographic Audit Trail**

Every request is signed into a SHA-256 hash chain with Ed25519 signatures. Events form a tamper-proof, SIEM-exportable forensic record.

**04 — DLP & PII Redaction**

A ResponseGuard pipeline intercepts every tool response. Configurable redaction patterns strip sensitive fields (emails, SSNs, card numbers) before data reaches the AI agent.

**06 — Honeypot Trap System**

Phantom credentials are injected into isolated environments. If a honeypot is used outside Vinkius infrastructure, the server is quarantined instantly.

## Emergency Kill Switch

EU AI Act Art. 14(1)  
Compliant

The kill switch is an **emergency halt** mechanism — not a simple toggle. When triggered, it executes three actions atomically:

**01 — Server deactivated**

The MCP server is immediately taken offline across the entire cluster.

**02 — All tokens revoked**

Every connection token is invalidated. Total lockout — reconnection blocked until new tokens are issued.

**03 — WebSocket connections killed**

Active connections terminated via Redis pubsub broadcast. Propagates to every runtime node in the cluster.

## Full Visibility. Zero Guesswork.

The Vinkius cloud dashboard includes a full MCP Governance suite — real-time analytics and security controls for production AI operations.

**Control Plane**

KPI dashboard with request volume, latency, success rate, token consumption, and AI-generated operational briefings.

**FinOps**

Cost tracking per tool, payload compression savings, budget optimization signals, and consumption trends.

**Firewall & DLP**

PII redaction activity, sensitive data protection counters, and security event timeline.

**Agent Activity**

Which AI clients are connecting, how often, and what they're doing — real-time session tracking.

**Tool Health**

Slowest and most error-prone tools, with actionable root-cause insights and performance baselines.

**Incident Log**

Error trends, failure rates, status-code breakdowns, and forensic audit trail access.

Get started at [cloud.vinkius.com](https://cloud.vinkius.com) — connect your AI agent in under 60 seconds.

# Prorated Rent Calculator MCP

3 tools available

Cloud-hosted on Vinkius

The Prorated Rent Calculator helps you figure out exact rental costs for tenants moving in mid-month. Managing rental properties is all about the details, and nothing causes more headaches than the math behind partial-month move-ins. When a tenant moves in on the 14th, you can't just divide the monthly rent by 30. You have to account for the specific number of days in that month, whether it's a leap year, and the exact remaining days of the term. This MCP takes that manual calculation off your plate. Instead of pulling out a calculator and double-checking calendars, you can just tell your agent when someone is moving in and what the monthly rate is. It handles the heavy lifting of checking date validity and calculating the precise dollar amount down to the cent. It's a reliable way to maintain professional records and avoid overcharging or undercharging your residents. You'll find this in the Vinkius catalog alongside other essential finance tools that make property management smoother. It turns a tedious back-of-the-envelope task into a consistent, automated process that keeps your books clean and your tenants happy. By automating these calculations, you ensure that every lease agreement is mathematically sound from day one. This eliminates the risk of human error during the onboarding process, allowing you to focus on finding great tenants rather than wrestling with spreadsheets.

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## Core Capabilities

### 01 — Calculate mid-month move-in costs

Determine the exact rent amount owed for a tenant who doesn't start on the first of the month.

### 03 — Identify leap year status

Automatically detect if a month has 29 days to ensure February accuracy.

### 02 — Verify move-in dates

Check if a specific day is a valid calendar date to prevent data entry errors.

### 04 — Get month day counts

Retrieve the total number of days in any specific month and year.

**05 — Automate rental billing**

Generate precise dollar amounts for partial-month occupancy periods.



# One Click on Vinkius — From Prompt to Execution

Available at [vinkius.com/mcp/prorated-rent-calculator](https://vinkius.com/mcp/prorated-rent-calculator) — connect your AI agent in three steps.

- 01 Provide the move-in date, monthly rent amount, and the specific month and year.
- 02 The MCP checks the calendar for leap years and the total number of days in that month.
- 03 You get a precise prorated amount due for that specific occupancy period.

The bottom line is you get perfectly accurate rental billing without doing the manual math.

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## Built For

Who wakes up in the morning needing this? Property managers and landlords who are tired of manual math. It's for the person who wants to avoid overcharging a tenant or losing money on a 29-day February.

### Property Manager

Uses this to quickly provide accurate move-in costs to new tenants during the onboarding process.

### Landlord

Uses this to ensure their monthly ledgers are correct and that they aren't losing money on partial months.

### Real Estate Agent

Uses this to give prospective renters instant, accurate prorated quotes during apartment tours.

### Accounting Clerk

Uses this to automate the calculation of 'weird' rent lines in monthly property reports.

## What Changes When You Connect

- 01 Eliminate manual math errors by using `calculate_prorated_rent` to handle complex partial-month balances automatically.
- 02 Prevent data entry mistakes by using `validate_calendar_date` to confirm move-in dates are valid before processing.
- 03 Handle leap year complications automatically with `get_month_duration_info` to ensure 100% accuracy in February.
- 04 Speed up lease generation by getting instant prorated totals for any move-in date without opening a spreadsheet.
- 05 Maintain professional consistency across all tenant ledgers with standardized calculation methods for every property.

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## Real-World Applications

### Providing instant move-in quotes

A property manager needs to tell a tenant moving in on March 12th exactly how much they owe for the first month.

### Drafting accurate lease agreements

A real estate agent is drafting a lease and needs the prorated amount for a mid-month move-in to show the client.

### Double-checking leap year math

A landlord wants to verify the math for a February move-in during a leap year to make sure the tenant isn't overcharged.

### Validating user input dates

An automated system needs to verify if a user entered a date like February 30th before trying to calculate rent.

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## Patterns to Avoid

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### Guessing days in a month

#### X AVOID

Assuming every month has 30 days and dividing the rent by 30.

#### ✓ INSTEAD

Use ``get_month_duration_info`` to get the actual count for the specific month and year.

### Manual Leap Year Math

#### X AVOID

Trying to manually calculate if 2024 or 2028 is a leap year to adjust February rent.

#### ✓ INSTEAD

Use ``calculate_prorated_rent`` to handle leap year variations automatically.

### Entering impossible dates

#### X AVOID

Allowing a lease to start on April 31st, which breaks calculation logic.

#### ✓ INSTEAD

Use ``validate_calendar_date`` to catch these errors immediately before they hit your records.

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## The Right Fit

Use this if you need to calculate move-in costs for tenants who don't start on the 1st. It's perfect for property managers and landlords who want to automate the math. Don't use it if you just need to know the total number of days in a year or if you only deal with full-month lease cycles. If you need a full property management suite with maintenance tracking, you'd need a broader real estate tool.

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## Prorated Rent Calculator for Accurate Property Management Billing

Every time a new tenant moves in mid-month, property managers usually have to open a spreadsheet, find the number of days in that month, and do some manual division. It is a tedious

This MCP changes that by handling the calendar logic for you. Just tell your agent the move-in date and the rent, and it returns the exact amount. You

cycle of copy-pasting dates and hoping the calculator doesn't round down incorrectly.

get consistent, audit-ready numbers without the manual headache.

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## Prorated Rent Calculator for Real Estate Lease Documentation

Manual data entry often leads to impossible dates like February 30th or June 31st slipping into lease agreements, which creates a mess for accounting later.

By using the validation tools, you catch these errors the moment they happen. It ensures your lease documents are professional and your billing is always based on real calendar data.

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# Prorated Rent Calculator: 3 Tools for Rental Billing

Get exact move-in costs, validate lease dates, and check month durations with these tools to ensure your rental billing is always accurate.

| #  | TOOL                                 | DESCRIPTION                                                                                           |
|----|--------------------------------------|-------------------------------------------------------------------------------------------------------|
| 01 | <code>get_month_duration_info</code> | Get the total number of days and other technical details for any specific month and year.             |
| 02 | <code>calculate_prorated_rent</code> | Determine the exact dollar amount a tenant owes for a partial month based on a specific move-in date. |
| 03 | <code>validate_calendar_date</code>  | Check if a provided date is actually valid for a specific month to prevent input errors.              |

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## See It in Action

Real prompts you can use once this MCP is connected to your AI agent through Vinkius Cloud.

**U** How much rent is due if I move into a \$2,500/month apartment on June 15th, 2024?



For a monthly rent of \$2,500 in June (30 days), the amount due for the period from June 15th to June 30th is **\$1,250.00**.

**U** Calculate the prorated rent for a \$3,000 apartment starting February 10th, 2024.



Since 2024 is a leap year, February has 29 days. The prorated amount for 20 days of occupancy (Feb 10 to Feb 29) is **\$2,068.97**.

**U** Is May 32nd a valid date for a lease start?



No, May 32nd is not a valid date. May only has 31 days.

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## Frequently Asked Questions

### 01 Can the Prorated Rent Calculator handle leap years?

Yes, it automatically checks if a year is a leap year to ensure February calculations are accurate for your tenants.

### 02 How does Prorated Rent Calculator handle different month lengths?

It identifies the specific number of days in any given month, so moving in on the 15th of a 30-day month vs. a 31-day month is handled correctly.

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**03 Can I use Prorated Rent Calculator to verify if a date is valid?**

Yes, it can check if a specific day exists in a month, which helps prevent errors like entering June 31st in your lease documents.

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**04 Is Prorated Rent Calculator good for commercial real estate?**

It works perfectly for any rental property where rent is calculated on a daily basis for partial months, including commercial spaces.

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**05 How much accuracy can I expect from Prorated Rent Calculator?**

It calculates the exact amount due down to the cent, making it reliable for professional accounting and property management.

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**06 What happens if I move in on the last day of the month?**

The tool will calculate the rent for that single day based on the total number of days in that specific month.

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**07 How does the calculation handle leap years?**

The `calculate\_prorated\_rent` tool automatically detects if February has 28 or 29 days based on the year provided, ensuring the daily rate is always accurate.

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**08 Can I verify if a move-in date is valid?**

Yes, you can use the `validate\_calendar\_date` tool to check if a specific day exists within a chosen month and year.

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**09 What inputs are required for the rent calculation?**

You need to provide the monthly rent amount, the move-in day, the month (1-12), and the four-digit year.

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# Go Live in 60 Seconds

Get your connection token from [cloud.vinkius.com](https://cloud.vinkius.com), then paste the endpoint URL into any MCP-compatible client.

YOUR MCP ENDPOINT

`https://edge.vinkius.com/[TOKEN]/mcp`

| CLIENT                                                                                       | WHERE TO CONFIGURE                                                                                         |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
|  Claude AI  | Profile → Customize → Connectors → "+" → Add custom connector → Paste endpoint                             |
|  Cursor     | Settings → Features → MCP Servers → "+ Add New MCP Server" → Type: SSE → Paste endpoint                    |
|  VS Code  | Ctrl/Cmd+Shift+P → "MCP: Add Server" → add <code>"prorated-rent-calculator": {<br/>  "url": "..." }</code> |
|  Windsurf | MCP Settings → <code>mcp_settings.json</code> → Add endpoint URL                                           |
|  ChatGPT  | Settings → Tools & plugins → Add MCP server → Paste endpoint                                               |
|  Gemini   | Extensions → Add MCP Server → Paste endpoint URL                                                           |

ASK AN AI ABOUT THIS

Let your preferred AI explain this MCP server

-  Ask ChatGPT 
-  Ask Claude 
-  Ask Perplexity 
-  Ask Gemini 
-  Ask Grok 



READY TO CONNECT

## Prorated Rent Calculator is live on Vinkius Cloud.

Get your connection token, paste it into your AI agent, and  
start building. No SDK. No deployment. Just results.

**Start at [cloud.vinkius.com](https://cloud.vinkius.com) →**

[vinkius.com](https://vinkius.com) · [support@vinkius.com](mailto:support@vinkius.com)

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DOCUMENT INFORMATION

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LICENSE & USAGE

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