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UPCOMING EVENTS & EDUCATION

August 11th - IROMA Picnic
Kristin Armstrong Municipal Park Shelter

Postponed until October 28th, 2020

2020 Fair Housing Conference 9AM to 4 PM
www.iaahq.com/events

IDAHO RENTAL HOUSING

JULY 2020

OFFICIAL PUBLICATION OF THE IDAHO APARTMENT ASSOCIATION

208-423-8173 | WWW.IAAHQ.COM | INFO@IAAHQ.COM

Ask an Attorney:

By Jeremy Shorts, Esq.

Q: What do I do with subtenants who are not allowed in the property?

A: This one can be a bit tricky and will probably be governed by your lease so read it carefully. A tenant is allowed to have guests, and depending on the terms of the lease they could even stay for a few nights without any problems. But what about the guest that seems to have overstayed the landlord’s welcome? First – Contact the tenant to express your concern. Sometimes there is a logical explanation that you’re okay with. But often the tenant will try to hide the fact that they’ve let a subtenant in without your permission. Second – If the tenant’s explanation isn’t satisfactory you may want to consider giving an eviction notice. That

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Why Online Reviews and Social Media Reputations Matter

The single most empowering element of the World Wide Web is its uncanny ability and strides taken by multiple platforms to give every single consumer a voice and an arena to use it. Every moment of every day consumers are able to proclaim their views and opinions to millions of people. It’s not even hard for them to do and takes even less time than effort. With the 2004 introduction of Yelp, the necessity for online reputation management has grown

monumentally and affects every industry imaginable.

I’ll bet everyone reading this has made a regular practice of searching for reviews online when considering their purchase of a new product or services. We all want to know if someone else likes it, or hates it, before we buy it and love it or hate it ourselves.

This is exceptionally accurate when it comes to the housing rental market. Apartment Communities are the second most impacted industry by online reviews according to SearchEngineLand.com. Renters are consistently searching online reviews as they consider where they choose to live. Review the statistics below:

92% of consumers read online reviews.

87% of consumers would not consider using a business with an average rating of 1 or 2 stars. – [Search Engine Land](#)

46% of renters look at ratings and reviews when searching for an apartment – [Satisfacts](#)

88% of people trust online reviews more than personal recommendations – [Appfolio](#)

info@iaahq.com

Boise, ID 83705
1116 Vista Ave #187



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Dealing with Hoarders



*By Len Galus
Regional Manager
Greystar
2020 Idaho
Apartment
Association Board
Chair*

How many of you have had a tenant who was messy? Who just had trouble keeping the property

clean? Now imagine somebody who not only has a hard time keeping the property clean, but who becomes a full blown hoarder – somebody who is unable to throw away even the most useless items and starts to collect them into an increasingly large and dangerous mess.

You have to be tactful and sensitive when dealing with a tenant who is a hoarder. So what should you do to prevent or handle a tenant who has become a problem? Here are a few things to keep in mind.

1- Be mindful of the dangers to your other tenants and property neighbors. Hoarding creates pest control, smell and fire hazard issues that impact surrounding properties. It is explicitly prohibited in residential properties by most county Health Departments, and thus not only against the lease but against the law.

2- Do inspections regularly. “An ounce of prevention is worth a pound of cure” the old saying goes. Make sure to inspect your properties on a timely basis (usually the industry standard is to do a cursory inspection at least quarterly, with more thorough inspections on an annual basis). It is important to catch potential hoarders well before the issue mushrooms into dangerous conditions.

3- Document what you find. Once an inspection has found that the tenant has become a hoarder, it is important that you document the extent of the problem. Photos and videos are ideal, as are independent third parties (such as individuals from professional cleaning or moving companies). Communicate with the tenant regarding the extent of the problem, and document their response when you notify them that they are breaking the lease and the law by hoarding.

4- Suggest help. There are charitable and government organizations that are looking for service opportunities, as well as professional moving companies that can help the tenant. Often if they are hoarders they have a hard time letting go of stuff, so finding a storage unit might be an option that will alleviate their anxiety while ensuring that the property is in good condition. And if the tenant requires professional mental health treatment for

their hoarding issues, there are organizations that can assist them with that.

5- Proceed with the eviction process. Give the tenant a “Three Day Notice to Comply with Covenants of the Lease” notifying them that they are in violation because of their hoarding. Rarely will they be able to completely clean the property within that time period, but unless they begin to make significant progress, it is time to go to court.

6 – Be careful and respectful. Hoarding has been officially recognized by the American Psychiatric Association as a diagnosable mental disorder. Therefore people who have been diagnosed do receive some disability protection under the Fair Housing Act, and you should offer to make a reasonable accommodation to negotiating a cleaning and inspection plan that will enable them to come into compliance with the lease in a timely manner. And as always, when dealing with a potentially expensive Fair Housing matter, it is worth consulting with your legal counsel before going to court.

If you have any questions about hoarding or any other issue, please feel free to contact the IAA staff at 208-423-8173 or info@iaahq.com

Announcing New Benefits for Members



- ◆ List Properties
- ◆ Accept Applications
- ◆ Screen Applicants
- ◆ Collect Rent Online

Free to create an account and IAA members receive discounted services.

Follow the link at IAAHQ.COM to receive the IAA Member pricing, or contact TJ@rentler.com with questions.

Have you had a chance to check out our screening partners?



Comprehensive Application screening services.

- ◆ Full Credit Report with FICO
- ◆ Tenant Scorecard
- ◆ Database Criminal Search
- ◆ Sex Offender Search
- ◆ SSN Verification
- ◆ OFAC
- ◆ Eviction Search
- ◆ Residential Verification
- ◆ Employment Verification

IDAHO APT ASSOC MEMBER PRICING

Multiple package options available. Online access to documents, and option to use Quick Lease Pro.

Use the link on the IAAHQ.COM to receive member benefits. Call 1-855-910-8443 with questions.

How to Take Better Photos for Your Online Advertisement



By Rentler

Here's a fun fact we've noticed at Rentler—listings with photos get 27% more views than those without. That's 27% more people that could be looking at YOUR property instead of another property.

Here are some tips to make sure your photos reflect your well-maintained property and give potential tenants a glimpse of the community around it:

Staging

A well-furnished room gets more tenants ogling over your listing. They can picture and feel at home when you show them potential layouts. Pictures with furniture always bode well, as they enable prospective tenants to really visualize your place as their place. However, on the flipside, you want to make sure the photos don't look too cluttered or filled with personal items.

If someone is currently living in the property you will be listing, inform them ahead of time you would like to come take some photos and mention that you would like the decor to look as simple as possible. Once you begin photographing, try to crop the photos so

personal items are out of the frame.

If the property is empty, we get that you probably don't want to spend the time or money it would take to fill it up. You can get creative and repurpose items from your lobby (if your property has one) or bring a few things from your own house. All you really need is a chair or two, mirrors to reflect natural light, and a plant to make a place look inviting. If you want to invest a little bit more into photography, you can also use a staging company that will bring in furniture and take the photos for you.

While you've got the camera out, take some photos of the area around the property. Whether that's the yard, courtyard, sidewalk, or hallway, people want to see what their new surroundings will be.

Lighting

Natural light will be your best friend, so try to take the photos during daytime hours. Turn on all the lights before you snap your photos. If you have a dark room or area, use lamps to brighten the place up. Light brings life to your

listing by infusing it with colors and warmth. Accent lighting can be decorative and bring harmony and balance to rooms as well.

Be Professional

No need to hire a professional, just try to get the best angles and use a great camera with high resolution if you have access to one. Make sure your photos aren't blurry or pixelated. Remember, photos can be the deciding factor for those who are on the fence about renting your place.

If you don't have a fancy camera, using your smartphone for photography is no longer taboo. However, you may want to invest in a phone tripod that helps with blurry pics. Then, edit your photos on your phone before you post them. Most smartphones have the option to auto-enhance, so just stick to that if you're unsure about your editing skills.

Give Yourself Options

Taking more photos than you think you'll need is a great way to give yourself options, then select the photos that turn out the best. Also, take photos at different times of the day in order to capture different lighting and effects.



Following these simple tips will make a massive impact on the number of visitors to your listing.

*Article courtesy of
Rentler*

1-888-222-1009

www.rentler.com

Handling Collections



By Paul Smith
Executive Director
Idaho Apartment
Association

I frequently hear frustrated landlords complain that “I’ll never see that

money, so why even bother trying to go after a tenant who owes me?”

Sometimes that is true, but not always. It is almost always worthwhile to make an attempt to collect what is owed to you. By following the simple steps and procedures outlined below you can begin to reduce the amount of money that tenants owe you and ensure that your business becomes even more profitable.

THE BEST WAY TO GET NOTHING IS TO DO NOTHING

The only way to guarantee that you won’t get anything is to do nothing. Far too many landlords throw up their hands and assume that nothing can be done. That is far from the truth. Here are some simple steps that you can use to start making money on collections.

Use a good application

One of the most common myths out there about collections is that all you need is a name and a social security number in order to do collections. While important, that is far from all of the information that you need.

However going to a tenant while you are in the middle of a dispute about money and asking them for their date of birth, email address, emergency contacts, employers name, Driver’s License number, or what bank they use—that isn’t going to go over very well.

That is why you should ask for that information up front. Most of the time you won’t need at all as part of the initial screening, but it is important to have in case you need to take the tenant to collections. It is critical to debt collection efforts to have enough information about the tenant to find them, and their assets, should they become delinquent. All applicants must be fully screened including credit, criminal history, employment, previous landlord, and previous address history.

Moreover, it is essential that you keep that information up to date. That is why landlords increasingly require tenants to make “Renewal Applications” each time they sign a new lease with them (you can use the same application form). This allows you to update key information and also to verify that the tenant still qualifies for the property.

Do thorough tenant screening

Not only is tenant screening helpful and necessary as part of the qualification process for tenants applying to rent, it gives you a wealth of information about the applicant, including their banking and credit card information, their previous addresses, and in some cases even their employment information.

Use a good lease

The Idaho Apartment Association lease was specifically designed by attorneys who regularly (and successfully) collect from delinquent tenants. There are several provisions in the lease that can help protect you, including language that can make the tenants cover the cost of using a collection company and a clause that allows you to do background checks and searches on them at any time.

If you are not using the IAA lease, you should take a look at it. You’ll be impressed with the protections that it offers to you.

Select a collection company

You can save yourself lots of time and stress if you shop for an collection company before you need them. That way you can set up your account with them at your leisure and you fully understand their practices and policies in advance.

It also is important for you to decide if you will use a Collection Agency or a Collection Attorney (and in many cases it pays to have access to both choices for different circumstances).

Collections Agencies generally operate through the credit reporting system and work on a “pay-when-you-get-paid” model where they take on the account for little or no charge and then take out their hefty fee as the money is being collected. They usually only require that you submit to them a bill for the services rendered along with some documentation, and then they put that information on the tenant’s credit report.

This is usually the easiest and best route to go if you worry that the tenant really doesn’t have the money to pay you. Collection’s Attorneys operate through the legal system where they get a judgment against the tenant and then use that judgement to garnish wages or bank accounts. They are usually much more aggressive and effective—when there is actually money to get. Most of them operate on a model where you pay them in advance for their services, and then they also get a cut of whatever they collect.

Send tenant a bill

Once you have a tenant who owes

(Continued on page 5)

M.U.M.

MEMBERS USING MEMBERS

If you are using good companies that have not signed up with IAA yet, please encourage them to do so!

You can email contact information to info@iaahq.com and we will personally reach out to your supplier or vendor contact.

you money upon move out, the first step to taking them to collections is to send them a bill. Generally this is done by sending them a letter that outlines the cost of the damages they did and the amount of unpaid rent and fees that they still owe you. You then would give them a credit for their deposit, a bottom line amount that they owe you, and an invitation to contact you to pay the amount due or work out a payment plan—or else.

This step is key because it sometimes is all you need to do. If the collections companies' first step is going to be sending a threatening letter, why not do that yourself and see if it works? Best case scenario you save yourself a fee, and worst case scenario you only wasted a stamp.

Establish a “Pipeline”

It takes a while to do collections. That is why the best practice is to establish a “pipeline” where you consistently get revenue from collections by putting cases into the pipe on one end and getting revenue out on the other. It will take a while to get this established as a source of regular income, but once it is up and going you will regularly be getting money so long as you regularly submit cases for collection.

BE PATIENT

The average rental collection case takes three years. This is because a tenant who doesn't pay rent or their other bills is typically experiencing a financial crisis, like a medical injury or job loss. While there will always be those who don't recover, for many just a few months can make all of the difference in re-establishing their financial health.

Some collection agencies tell you they can't collect old debt or charge you more if the trail isn't fresh. This is because usually the lowest hanging fruit is from debtors who get scared when they get the notice and pay immediately when approached by the collector. The company still gets its hefty fee even in these easy circumstances, for very little effort — typically just a letter or phone call— and that is their business model.

On the other hand reputable collection agencies will continue to pursue your debt indefinitely, or until the statute of limitations runs out, which can be many years after the default. Some of the better agencies are still collecting debt from the 1990's.

So, be patient and put tenants who owe you money into the “pipeline” mentioned above. You never know when that deadbeat tenant who stiffed you for a few hundred dollars in damage and rent will decide it's time to shape up in order to buy a house or get a job that requires they have a decent credit score, or maybe even mature enough that their conscience starts to bother them. And when that happens they will pay you what they owe you.

AVOIDING COLLECTIONS IS MUCH EASIER THAN DOING COLLECTIONS

You can't get blood from turnips, so don't rent to turnips! Don't rent to people who have extremely poor credit, or who have a history of using things without paying for them. Anybody who has been in this business long enough will begin to notice that there are usually clear and distinct signs up front that a tenant is going to be one of “those tenants” that end up owing you a lot of money at the end. Pay attention and make sure that if you do take a risk that you are well aware of what you are doing.

Another important way to avoid going to collections is ensuring that you get a large enough security deposit. One shocking statistic is that almost half of landlords in the Western United States don't even require a deposit large enough to cover one month's worth of rent. And one in ten landlords have a deposit that is half what they charge for monthly rent.

Unfortunately these landlords are the most likely to be burned by bad tenants. After all, if the tenant owes you \$900 in back rent and \$450 for damages they have done to the property and all you have is a \$500 deposit, you will have to go after them

for to get that \$850. However, if you had a deposit of \$1200, then you would be looking at only \$150 for collections—which is much easier for them to pay and much easier for you to collect.

Remember, deposits are designed to cover as much as possible your worst case scenario—not the average amount of damage that any given tenant might do.

Finally, one of the most important ways to avoid collections is to get the tenants to pay for damages while they are still living in your home. The first part of that is to bill them. The IAA lease allows you to bill the tenants immediately for damage that they do to the property, and evict them if they refuse to pay. The second part is to identify damages early by doing inspections. Almost always the earlier you catch the problem, the easier and cheaper it is to fix.

- Paul Smith, Executive Director

(Continued from page 1 - Ask an Attorney)

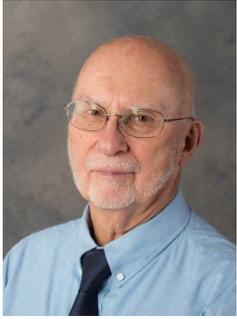
will let them know you're serious about enforcing the lease. It also gives the tenant time to come into compliance with the lease. Hopefully that fixes the problems, but if not you may need to file an eviction. Make sure you have strong evidence though, because you'll have to prove your case – get witness statements from neighbors, keep a log of when the subtenants are there, etc. These types of cases can be tricky so you'll want to do everything you can to gather evidence to support your case.

-Jeremy Shorts, Esq.

Eviction Law

IROMA President's Message:

Asset Protection | Owner or Manager?



By Tom Eubanks
2020 IROMA
President

you, try to play on your sympathies, and try to test you. As the Manager, they can test me all they want. My response is, "Joe, if it was left up to me, you wouldn't have to pay any rent at all." I keep it business-like by using the title of Manager.

I definitely recommend that you do not own property in your own name. You may want to consider utilizing a Land Trust at a bare minimum. If you want to learn more about land trusts, contact customerservice@mrlandlord.com or call my office, 757-436-2606.

When a current or prospective resident approaches you, as a general rule, always refer to yourself as the "Manager" instead of the owner. Don't use the term landlord or owner. Use the term "Manager". That's the title that I suggest that you use with all of your rental properties. Don't use owner or landlord. Get the ego out of this equation. Owners and landlords are much more likely to be sued.

Besides, in this business you wear two hats as owner and manager. I only wear the "hat" or title of Manager when communicating with residents. I'd even suggest that you have inexpensive business cards printed from Vistaprint.com with your title as Manager that you give to all of your residents and prospective residents.

Give your name, phone number and state where you own property. I will have one of the top trainers in the country on Land Trust personally call you and offer you advice.

For now, consider getting into the habit of referring to yourself as the manager when communicating to residents.

If the resident sees you as the Owner, they are also much more likely to try to take advantage of

If the rental property is owned by an LLC or Land Trust, then you're not legally the owner anyway, which is another whole seminar altogether.

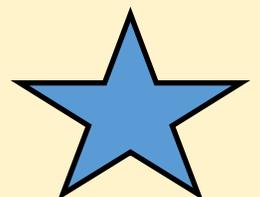
Originated from Jeffrey Taylor, Founder and Senior Editor of Mr. Landlord



October 28th, 2020

2020 IAA Calendar

**Fair Housing Conference & Tradeshow
9 AM - 4 PM | Riverside Hotel, Boise**



2020 IROMA Calendar

NO JULY MEETING - See Page 7 for more details



2020 IROMA ANNUAL PICNIC

Upcoming meeting notice!!

Our next scheduled meeting will be August 11th. The Board has approved moving our July 9th picnic to August 11th. So, unfortunately, no July meeting. We will have our August 11th picnic at the Kristin Armstrong Municipal Park Shelter. You know, the same place we have had it for 25+ years. We are going to have a change of venue this year. We will be having it catered and served to us. Everyone will get a relief from all of those home-made dishes we have been so lucky to have in the past.

What: IROMA Annual Picnic

Where: Kristin Armstrong Municipal Park Shelter

When: August 11, 2020

Dinner served: at 6:30 pm

Speaker: at 7:30 pm

We look forward to seeing everyone again. Since the dinner will be catered, we will need to have a "head count" to plan for the caterer. Please give Kathy a call at 208-336-9449 or e-mail kt@tarterpa.com to let us know how many to expect.

(Continued from page 1 - Online Reputation)

As renters continue to place so much trust in what they read in reviews online, it is becoming significantly more crucial for housing providers to consider their online reputation. Having a plan for managing online reputation and reviewing it regularly for updates is something every company needs to be successful.

Google, in particular, requires regular online presence management. Since the search results on Google include online reviews, it is the most frequently used search engine renters use when looking for housing. Renters impressions of a community or housing will be impacted on what they read in the reviews they find online.

Housing providers should aim to ensure that their online presence is positive and welcoming and endeavor

to avoid or minimize negative feedback. A single negative review, especially a long, detailed one, can have a significant impact on a renter's decision to lease. A Convergys survey established that a single negative online review can turn up to 20 potential tenants away from a visit or tour of a community.

Be sure also, to proactively respond or deal with any negative feedback or complaints – many times how you respond to the review can reflect positively on your business. If you provide those reading online reviews with a proactive and positive approach to resolving conflicts that do arise it will show your community's dedication to your residents.

After all, housing providers are engaged in one of the most important and noble professions – providing housing to people. Arguably, after food and water, shelter is the most basic necessity for human life – and you have made it your business to provide that to other people. Keep up the great work!

-Idaho Apartment Association

Directory of Preferred Suppliers and Vendors

“Members doing business with Members”

Apartment Listing

American Falls Housing Authority
afhousing@hotmail.com

Apartment Locators Home Finding Service
 James Asroui
 208-939-6106
info@apartmentconnector.com

Apartments.com
 Michele Davis
 509-688-5233
mdavis@costar.com
www.apartments.com

Apartment List
 602-743-3262
jboyt@apartmentlist.com
www.apartmentlist.com

Housing Idaho.com
 208-331-4743
lesliep@ihfa.org
www.idahohousing.com

Rent Path
 208-841-5652
Traviswilson@rentpath.com
www.apartmentguide.com

Rentler
 Sandy, UT 84070
tj@rentler.com
www.rentler.com

Attorney

Law Offices of Kirk A. Cullimore
www.cullimorelaw.com
kirkjr@cullimore.net

Neal Colborn, PLLC
 James Colborn
 208-343-5931
gln@idahorealestatelaw.com

Cleaning and Restoration

Bio-One Boise
 Travis Nichols
 208-505-8731
info@bio-oneboise.com

Bio-One Idaho Falls
 Justin Turley
 208-881-2321
info@bio-oneidahofalls.com
www.biooneidahofalls.com

CTR Cleanup & Total Restoration
 208-377-1877
charlotte@ctr-nw.com
www.ctr.nw.com

Disaster Kleenup

Serving Treasure Valley
 208-941-6697
joe.blackwood@iddk.com
www.iddk.com

Hudson Cleaning Co.
 Cherish Tharpe
 208-392-5514
hudsonservices2019@gmail.com

ServPro of Boise
 208-375-0300
btewell@servproboise.com

Surface Restoration
 720-416-7151
tanya@surfacerestoration.net

Starlit Cleaning
 Catherine Glass
 208-859-6705
catherineglass561@gmail.com

System Kleen & Restoration, Inc.
 Kent Mortensen
 208-371-8878
systemkleen@gmail.com

Collections

Genesis Credit Management
 844-662-9001
bill@genesiscrd.com

Construction & Repairs

A Grade Quality Painting
agradequalitypainting@gmail.com
www.agradequalitypainting.com

Communications

Key Texting
 Craig Holmes
 510-708-7485
craig@thatkey.com
www.keytexting.com

Mitch Whited
 208-342-5880
allelectricidah@yahoo.com

Financing

Washington Federal Bank
 Bryan Churchill
 208-338-7380
bryan.churchill@wafd.com

Fitness Equipment

Boise Fitness Equipment
 Scott Wilde
 208-884-0885
scott@boisefitnessequipment.com

H.V.A.C. Services

ShanCo HVAC
 Brett Shannon
 208-906-6928
brett@shancohvac.com

Flooring

Cost Less Carpet
 Bryan Wippel
 208-378-0279
costlesscarpet@gmail.com

Great Floors
 208-884-1975
b.embree@greatfloors.com

Sherwin Willams Floorcovering
 208-362-9773
sw8622@sherwin.com

Insurance

Renters Legal Liability
 Julie Larson
 801-783-3565
julie@rllinsurance.com

Strategic Risk Alternatives
 Bre Cohen
 208-424-2249
info@strategicriskalternatives.com

Western Reporting
 Brent Rasmussen
 801-308-0005
brent.rasmussen@westernreporting.com
www.westernreporting.com

Internet, TV & Phones

Century Link
 208-412-0010
Ebin.Barnett@centurylink.com
www.centurylink.com/mdu

Superior Satellite
 208-426-9800
supersatidaho@gmail.com
www.superior-satellite.com

SenaWave
 Cyndi Woosley
 720-275-2636
lan@senawave.com

Landscaping

Cutting Edge Landscape
 208-378-4588

johnb@cuttingedgelandscape.com

Emerald Lawns
 208-570-2717
emeraldawnandpest@gmail.com

Green Services Inc.
 208-794-6448
jamin@mygreenservice.com
www.mygreenservices.com

U.S. Lawns
 Boise Area
 208-463-4317
 Twin Falls Area
 208-934-6255

Laundry Services

CSC Service Works
 Kye Bunnell
 385-215-4500
kbunnell@cscw.com

Hainsworth Laundry Company
 Melissa White
 800-529-0955
melissa@hainsworthlaundry.com

Maintenance Supply

HD Supply Facilities
 Dan J. Stewart
 208-514-9920
daniel.stewart@hdsupply.com
www.hdsupplysolutions.com

Mortgage Finance

CBRE
 Shawndy Behne
 505-837-4997
Shawndy.behne@cbre.com

Paint

A Grade Quality Painting
 208-919-2679
agradequalitypainting@gmail.com

Sherwin Williams
 208-362-9773
sw8622@sherwin.com

Parking Enforcement

Abys Towing
 Lee Bellemare
 208-288-0471
lee@abysstowing.com
www.abysstowing.com

Deep Six Parking and Security
 Allen Sparhawk
 208-514-9603

Kase
 Nathan Nuno
 208-941-5191
nathan@kaseparkingen.com

forcement.net

Pest Control

Custom Bed Bug
 Hans Madsen
 208-957-5511
info@custombedbugs.com

Pestcom Pest Management
 Steven Wilson
 208-639-1776
swilson@pestcom.com

Sprague Pest Control
 Richard Voss
 208-338-8990
rvoss@spraguepest.com

Property Management

Evans Property
 Rene Evans
 208-251-8697
revans@gatecityrealestate.com

Square One Property Management, LLC
 208-488-4276
crossfieldmeridian@gmail.com

Edward Anderson Broker
 509-994-2257
efa517@gmail.com

Commercial Northwest Property Management
 208-344-0288
maryanne@commercialnw.com

Property Management Software

Henri Home
 Dan Vanderheide
 480-270-8383
dan@henrihome.com
<https://henrihome.com>

Entrata
 David Davies
 4205 Chapel Ridge Rd.
 Idaho, UT 84043
 801-877-1841
ddavies@entrata.com
<https://entrata.com>

Security

Deep Six Parking and Security
 Allen Sparhawk
 208-514-9603

Signal 88 Security
 208-340-5446
dcrowell@signal88.com

Kase
 Nathan Nuno
 208-941-5191
nathan@kaseparkingenforcement.net

Reputation Mgmt

Curvue
 530-556-4900
michelle@curvue.com

Resident Portal Services

Henri Home
 Dan Vanderheide
 480-270-8383
dan@henrihome.com
<https://henrihome.com>

Satellite Services

Superior Satellite
 208-426-9800
supersatidaho@gmail.com
www.superior-satellite.com

Scent Marketing

Aire-Master of Idaho
 Edward Zigmund
 208-466-0700
magicvalley@airemaster.com
www.airemaster.com

Aire-Master of the Gem State
 Patty Thies
 208-250-9221
gemstate@airemaster.com
www.airemaster.com

Tenant /Pet Screening

Western Reporting
 Brent Rasmussen
 801-308-0005
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Rentler
 Sandy, UT 84070
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Utility Billing

MultiFamily Utility Co
 404-487-6066
nweaver@multifamilyutility.com

Wholesale

Costco
 208-321-8745
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