

SOMETHING BUGGING YOU?



Property Managers Guide to Hiring a Pest Professional

We understand that as a Property Manager you wear many hats and are looked to for expertise on many different matters. Therefore, your partnerships with outside contractors are extremely important and you must be very selective when hiring an outside firm.

Consider these items before you partner with a pest management firm. The right firm can make your job as a property manager easier. While choosing a firm that lacks experience with properties like yours can create stress and increased complaints from tenants.

The following list will help you to ask questions and ultimately help you to choose the firm that is right for you.



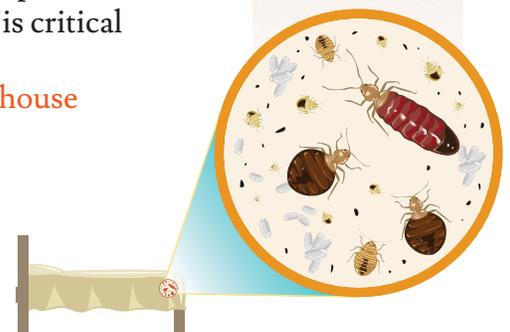
Hire a pest professional that can fulfill your goals for the property. Your top priority is likely to be to maintain a clean and pest-free living environment for your tenants. Or perhaps your goals are even bigger and you want to offer a clean, pest-free and Green living environment for tenants. Green environments are growing in popularity and yes, pest control can be green AND effective. Managing pests is as important as ever to your bottom line as well. Your property's image and your tenant's impression of how their property is managed can be influenced by pest invasions.

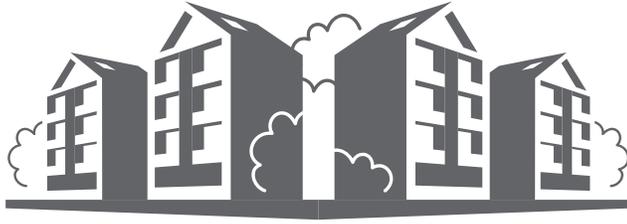
Ask the pest professional if they offer green pest services or at least follow an Integrated Pest Management protocol. Does the firm take a customized approach that includes prevention and pest-proofing or simply reactive pest services?



Hire a pest professional that can educate your tenants. Creating a pest-free environment is a community effort. Educating your tenants on the importance of trash management and early identification of pest problems is critical to quick control.

Do the firms you are considering offer pest identification guides, in-house training seminars or other ways to educate your tenants?





Pest Problems Be Gone!



Hire a pest professional that has experience managing difficult pests.

Some pests are especially important to manage and multi-family housing is prone to invasions from pests like bed bugs. Studies have proven how bed bugs are perfectly capable of infesting neighboring apartments. Proper inspection, education and preventative steps and monitoring are critical to uncovering an infestation early on when you can treat it quickly.

Does the firm you are considering have experience with bed bugs?



Besides educating you want to work with someone that can help you communicate to tenants. Working with an experienced company that specializes in apartments and other multi-family housing scenarios can make your job easier and the treatments more effective. Communication to tenants is key to ensuring they are comfortable with treatments being performed and also compliant with necessary preparations. Does the pest control company offer advice or communication materials to your tenants? Do they assist in notifying tenants in how to prepare for certain treatments?



Does the pest management firm have experience with property management, the challenges you are faced with as well as proper reporting and documentation?

A pest management firm that is experienced in property management should be able to provide to you a real-time service and inspection report that allows you to actively track pest activity.

Ask to see examples of documentation that the pest management firm will use when servicing your property.



Will you have a dedicated service representative that becomes familiar with your property and the pest problems?

Getting assurance that you will have a dedicated representative for your property can make all of the difference. Having to re-tell your story to a different representative at each visit or on each call will create frustration in your day and make your treatments less effective.

Ask if you will be assigned a single representative at the pest management firm that you can keep close contact with.