



Professional Services – Aglandia Property Management

At **Aglandia Property Management**, we provide full-service, locally focused property management throughout the Treasure Valley, including Boise, Meridian, Eagle, Star, Kuna, and surrounding communities. Our approach is hands-on, transparent, and built around protecting your investment while delivering a smooth, predictable experience for both owners and tenants.

We combine professional management, responsive communication, and a trusted network of licensed contractors to ensure your property stays well-maintained, compliant, and rent-ready year-round.

Core Property Management Services

- Comprehensive tenant screening (credit, background, income, rental history)

- Professional lease drafting and execution
- Rent collection and accounting
- Online owner portal with monthly statements
- Lease enforcement and compliance monitoring
- Move-in and move-out inspections with photo documentation
- Renewal management and market-rate rent evaluations
- 24/7 maintenance coordination
- Vendor management and scheduling
- Legal notices and compliance with Idaho landlord-tenant law

Maintenance & Home Care Services

Aglandia provides access to a full suite of property care and maintenance solutions, ensuring your home stays in excellent condition:

Exterior & Grounds

- Lawn care and mowing
- Landscaping maintenance
- Seasonal reseeding and sod installation
- Annual yard cleanups
- Fence repair and replacement
- Gutter cleaning
- Pressure washing (driveways, siding, patios)

Interior & Home Systems

- Housecleaning and turnover cleaning
- Window cleaning (interior/exterior)
- Electrical repairs (licensed professionals)
- Plumbing repairs (licensed professionals)
- HVAC servicing, filter changes, and repairs

- Roofing repairs and inspections
- Painting (interior and exterior)
- General repairs and handyman services

Turnover & Re-Let Preparation

When a tenant moves out, Aglandia handles all aspects of preparing the home for the next renter:

- Full property assessment and repair list
- Deep cleaning and sanitation
- Carpet cleaning or replacement coordination
- Touch-up or full repainting
- Landscaping refresh
- Marketing photos and listing preparation
- Rapid advertising across major rental platforms

Our goal is to minimize vacancy, protect your asset, and ensure your property is presented at its best every time it hits the market.