NetVendor

CASE STUDY COMPARISON

Entrata-Integrated Vendor Compliance

How two multifamily operators replaced manual vendor tracking with real-time enforcement.

Berger Communities

Multifamily · Pennsylvania, Delaware, Maryland

COMPANY SNAPSHOT

12,000+ units · 3 states ·330+ employees · Founded 1972

SUMMARY

Berger Communities manages over 60 multifamily communities across Pennsylvania, Delaware, and Maryland, all on Entrata. NetVendor replaced a binder-based compliance process with automated COI tracking built directly into the PMS Berger's accounting team already uses, so noncompliant vendors are blocked before they're ever paid.

THE CHALLENGE

Berger's accounting team tracked every COI and W-9 by hand, in a literal binder. There was no way to flag a non-compliant vendor before work started or a payment went out, and the process couldn't scale as Berger added communities to its portfolio.

THE SOLUTION

INTEGRATION: Entrata

NetVendor's direct Entrata integration was the deciding factor for Berger. Vendors are automatically blocked from payment until they're fully compliant, enforced inside the PMS the team already works in every day, with no duplicate data entry.

- Automated COI and W-9 tracking
- Non-compliant vendors blocked from payment, enforced automatically
- Direct Entrata integration, zero duplicate data entry
- Faster onboarding with new vendors already in network

THE RESULTS & ROI

100% Automated compliance	**99%** Risk Reduction
Hundreds Hours saved by accounting	**100%** Site-level enforcement

> We knew immediately that NetVendor was the best fit. It was our easiest integration, and it worked flawlessly with Entrata.
>
> We are no longer afraid of taking on new vendors when we expand.
> **There's no compliance hesitation.**

berger COMMUNITIES — Kristina Super, Berger Communities

Horizon Realty Advisors

Multifamily & Student Housing · 15 states

COMPANY SNAPSHOT

16,500+ units · 15 states ·212 employees · Founded 2001

SUMMARY

Horizon Realty Advisors's seamlessly integrated its property management system, Entrata, with NetVendor for vendor management and compliance. NetVendor closed the compliance gaps a manual process couldn't catch, giving Horizon one real-time view of vendor risk inside the system it already runs on.

THE CHALLENGE

Without automation, collecting a single COI or W-9 took twice as long. With no background checks and no centralized system, Horizon's team had no way to flag non-compliant vendors across a dispersed portfolio spread over 15 states.

THE SOLUTION

INTEGRATION: Entrata

NetVendor's compliance platform connects directly to Entrata, so Horizon's team sees vendor status without leaving the system it already uses every day.

- Real-time compliance visibility, no switching systems
- Pre-vetted alternatives through NetVendor's vendor network when a vendor falls short on insurance
- Customized vendor notifications for a fast, frictionless rollout
- 100% site-level enforcement across every property

THE RESULTS & ROI

$30K+ Annual labor savings	**99%** Risk reduction
30 hrs Time saved per week	**100%** Site-level enforcement

> The benefits go beyond the time savings and risk mitigation for your properties. The NetVendor & Entrata integration isn't just helpful—it's critical. It gives us visibility into vendor compliance while eliminating the hassle of switching between systems.
> **There is no downside.**

HORIZON — Courtney Conover, Horizon Realty Advisors

One PMS. One compliance system. NetVendor works inside it.

netvendor.com/demo