

PROPERTY MANAGER VENDOR KIT

Appliance repair built for property operations.

Legal name, coverage, intake, pricing, and warranty for South Florida property files. Request a W-9 or certificate of insurance separately for approved accounts.

ARS Repair Inc.

Serving South Florida since 2014

Broward · Miami-Dade · Palm Beach

02 Company snapshot and coverage

04 Work-order process and intake

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05 Access, pricing, and warranty

954-376-3086

Office hours: Monday–Friday, 8:30 AM–5:00 PM

arsrepairs.com/property-managers/

Submit a work order

arsrepairs.com/contact-us/

Questions and vendor onboarding

COMPANY SNAPSHOT

Who we are and where we work

ARS Repair Inc. (publicly ARS Repairs) is a South Florida appliance repair and installation company serving homeowners and property managers since 2014. Technicians travel to the property. This is not a walk-in storefront or showroom.

Vendor file details

LEGAL NAME	ARS Repair Inc.
PUBLIC NAME	ARS Repairs
PHONE	954-376-3086
WORK ORDERS	arsrepairs.com/property-managers/
BOOK SERVICE	arsrepairs.com/schedule-service/
WEBSITE	https://arsrepairs.com/
ADDRESS	5000 SW 52nd Street, Suite 513, Davie, FL 33314
OFFICE HOURS	Monday–Friday, 8:30 AM–5:00 PM
WEEKEND OFFICE	Saturday and Sunday: closed

Service area

Coverage is Broward County, Miami-Dade County, Palm Beach County, and nearby South Florida communities.

Broward County

Miami-Dade County

Palm Beach County

4.9

Google rating from 17 reviews on the live Davie listing, read 14 August 2026. Rating and count can change.

Property types we serve

Rental homes

Apartment units

Multifamily properties

Condos and high-rises

HOA and association-managed

Investor-owned properties

Vacant turns

Occupied rental units

Licensed and insured

ARS Repair Inc. is licensed and insured in South Florida, with active workers compensation coverage. Technicians are professionally trained and background-checked.

Local dispatch

A South Florida dispatch team handles scheduling and updates. This is a local appliance repair company, not a franchise or rotating contractor network.

Vendor documents

A W-9 and certificate of insurance are available on request for approved accounts. See page 6 for what to send. They are not attached to this packet.

SCOPE OF WORK

Services for managed properties

Major residential appliance repair, installation support, turnover checks, and dryer vent cleaning. We repair brands commonly used in South Florida rentals. This kit does not claim manufacturer authorization.

01 Refrigerator and freezer repair

Cooling loss, leaks, ice maker issues, and temperature faults.

02 Washer repair

Leaks, drainage problems, spin issues, and cycle failures.

03 Dryer repair

No heat, long dry times, tumbling issues, and noise concerns.

04 Dishwasher repair

Leaks, drainage failures, poor cleaning, and cycle interruptions.

05 Oven, range, and cooktop repair

Heating failures, burner issues, and temperature problems.

06 Microwave and range hood repair

Heating, fan, lighting, and ventilation issues.

07 Appliance installation support

Hookup, leveling, and function testing for turnovers.

08 Move-in and move-out checks

Inspection and performance checks before tenant turnover.

09 Urgent appliance issues

Leaks, cooling loss, electrical concerns, or essential appliances down.

10 Dryer vent cleaning

Lint removal, airflow restoration, and exterior vent inspection.

Brands commonly serviced

If a brand is not listed, call with the model number to confirm.

Whirlpool

GE

Samsung

LG

KitchenAid

Maytag

Bosch

Frigidaire

Electrolux

Kenmore

And other major brands

Installation limits

Standard installation includes appliance removal and setup. It does not include gas, plumbing, or electrical modifications. Materials and extra labor, such as stacked units, may be billed separately. Confirm by phone if those are needed.

Dryer repair vs. vent cleaning

Dryer repair covers mechanical and electrical failures such as no heat or no tumble. Dryer vent cleaning clears lint from the exhaust path and can include internal dryer delinting when appropriate. They are separate services.

HOW TO WORK WITH ARS

A repair process built around your workflow

One path from intake to invoice. Use the checklist so the first visit is not lost to missing access details.

1

Submit the work order

Send the ticket through arsrepairs.com/property-managers/ or call 954-376-3086. Include every item on the checklist below.

2

Scheduling and tenant coordination

After authorization, ARS coordinates with the approved contact, tenant, manager, or building access point. The property manager does not need to be on site.

3

Technician diagnosis

The technician inspects the appliance, identifies the issue, and determines whether repair is practical.

4

Quote and approval

You receive a written flat-rate estimate before repair. Your team can approve remotely when needed.

5

Repair completion

When parts and access are available, ARS completes the repair and tests the appliance.

6

Invoice and documentation

You receive an itemized invoice and service notes. Photos, model and serial information, and extra documentation can be included upon request.

Work-order checklist

Incomplete access details are the most common cause of delayed tickets.

- Management company and manager contact
- Property address and unit number
- Appliance type, brand, and model if known
- Short issue description and urgency
- Tenant or approved on-site contact
- Access: gate, lockbox, fob, concierge, or code
- Parking, freight elevator, or escort rules
- Owner-approval limit, if any

Who can be on site

Someone 18 or older must be present, the appliance must be accessible, and stacked laundry units may need to be unstacked. Have payment ready for completion.

First approved work order. New property-management accounts can request vendor onboarding and priority intake with that first ticket.

OPERATIONS

Access, pricing, and warranty

Send building rules with the work order so the technician can reach the unit on the first visit. Pricing and warranty below match published site terms.

Condo and high-rise extras

Use these in addition to the page 4 intake checklist.

- Building or concierge contact
- Parking instructions for a service van
- Freight elevator booking window, if required
- Escort or vendor check-in rules
- Certificate of insurance request, if the building requires it before arrival

Urgent and same-day tickets

Mark leaks, cooling loss, electrical concerns, or essential appliances down as urgent. Same-day service may be available depending on call time, technician availability, location, and parts. Emergency service may be available; call 954-376-3086 to confirm. We do not publish 24/7 coverage.

Appointments use 3-hour windows between 9 AM and 5 PM, assigned from technician availability and routing. Confirm by phone, the contact form, or chat.

Upfront pricing

The service call (diagnosis) fee is \$89 + tax. It is credited toward the repair if you proceed and is not refundable if you do not. After diagnosis you receive a written flat-rate estimate for parts and labor. The quoted price is the price you pay unless you request additional work or something unexpected needs a new approval.

- Estimates are valid for 7 days
- Emergency or after-hours fees, if any, are disclosed when you schedule
- If repair is not a good investment, we say so. Owners can then weigh replacement.
- ARS does not sell replacement appliances as a retailer

Warranty and payment

We provide a **90 Days Limited Warranty on Labor** and a **30 Days Limited Warranty on Parts**. Coverage applies to the same issue we initially repaired and covers eligible workmanship and installed parts within the warranty period. Details: arsrepairs.com/warranty/ and arsrepairs.com/terms/. Manufacturer coverage on an appliance you already own is separate.

Payment is typically due upon completion. We accept cash, Visa, Mastercard, American Express, and debit. We do not accept checks or e-transfers. Do not assume net terms until they are agreed in writing.

Stocked service vans. Commonly used parts ride on the truck, so many repairs can finish on the first visit when the part is on board. Do not treat that as a completion guarantee.

PREFERRED VENDOR PROGRAM

Onboarding, documents, and your file card

For accounts with recurring appliance repair needs, ARS can support a preferred-vendor relationship: faster intake, cleaner communication, and documentation that matches portfolio records.

What preferred accounts get

- Priority scheduling for active property-management accounts
- Work-order intake by property, unit, and tenant contact
- Multi-unit scheduling when several appliances need service
- Itemized invoices for owner and portfolio records
- Service history by property or unit, if supported by current operations

Request W-9 or a certificate of insurance

This packet does not include a W-9 or COI. Call 954-376-3086 or submit a work order at arsrepairs.com/property-managers/ from an approved account and include:

- Management company legal name
- Certificate holder name and mailing address as it should appear
- Additional-insured wording, if the building requires it
- Property or job address if the COI is building-specific
- Accounting contact for the W-9
- Any portal or file-format instructions

Vendor file card · keep with the property file

LEGAL NAME

ARS Repair Inc.

PHONE

954-376-3086

WORK ORDERS

arsrepairs.com/property-managers/

BOOK SERVICE

arsrepairs.com/schedule-service/

BUSINESS ADDRESS

5000 SW 52nd Street, Suite 513, Davie, FL 33314 · technicians travel to you

WARRANTY

90 days labor · 30 days parts · arsrepairs.com/warranty/

PUBLIC NAME

ARS Repairs

OFFICE HOURS

Monday–Friday, 8:30 AM–5:00 PM

CONTACT

arsrepairs.com/contact-us/

WEBSITE

<https://arsrepairs.com/>

SERVICE AREA

Broward, Miami-Dade, and Palm Beach counties

DOCUMENTS

W-9 and certificate of insurance on request for approved accounts

ARS Repair Inc. · Vendor Kit v1.1 · August 2026 · Facts in this packet match published site data as of 17 August 2026. Google rating and review count can change. Replace this file when operations issues a new version. This document is not a contract, insurance certificate, or tax form.