

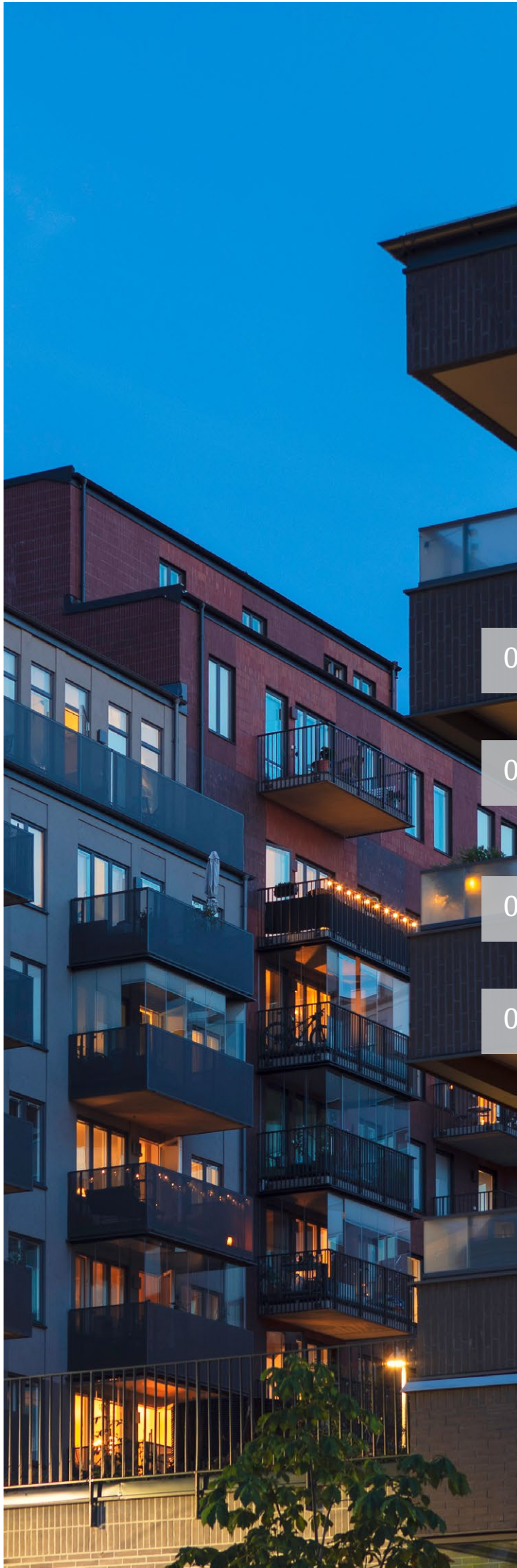
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# The Build-to-Rent and Multifamily Access Control Checklist

Identifying Opportunities to  
Maximize Your Security Investment



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More than a quarter of all build-to-rent community members use smart locks or keyless entry systems, according to Rent.com

The demand for smart building solutions in the build-to-rent and multifamily industries shows no signs of slowing down. These solutions range from in-unit, voice-activated thermostats to building-wide security and access management systems.

In the early years of this technology, implementing security or access control solutions often required compromises in cost or convenience. Fast forward to today, the best access control solutions enhance resident convenience, as well as deliver powerful and flexible new functionality and control for owners and operators—all while introducing new cost-saving efficiencies. Additionally, the convenience and near-ubiquity of mobile access and digital keys in hotels, higher education and a range of professional environments have helped popularize access control tech to a sizable majority of consumers. As an example, more than a quarter of all build-to-rent community members use smart locks or keyless entry systems, according to Rent.com.





There are many benefits, both tangible and intangible, that result from build-to-rent or multifamily property investing in modern access control offerings.

### Safety of Residents

Powerful access control solutions offer resident protection by limiting access to sensitive or restricted areas of a property. Additionally, properties can assign access control permissions to different individuals or different times of day, ensuring property access is limited to credentialed residents and approved guests. Moreover, removing the possibility of shared keys, cards or fobs closes a common security loophole.

### Return on Efficiency

From reducing the need for physical keys and improving energy efficiency to lower labor and insurance costs, owners and operators in the multifamily industry see immediate operational improvements and long-term cost savings from the right investments.

### Property Value

Access management and mobile access technologies present new marketing tools and competitive differentiators that help properties keep pace. A future-proofed property is high on the desirability scale.

### Future Proofing

A key foundational motivator for investing in access control technology is the desire to future-proof properties, ensuring they keep up with demand and industry changes without falling into obsolescence. The right solutions offer flexibility, like integrations with mobile access platforms such as Vingcard's Livvi.

While access management and mobile access solutions have never been more popular, many owners, operators and property managers are still on the fence. It also goes without saying that technology investments at the property or portfolio level are often not made on a whim.

# Key Metrics For Success With Access Control

According to a report published by Parks Associates, *Smart Tech for Multifamily Properties: Understanding ROI*, multifamily and build-to-rent owners, operators and management companies have identified several key metrics for success. Ten survey participants highlighted a variety of ROI and NOI results from their investment in smart building initiatives.



Time Spent on Maintenance Requests  
**20% efficiency boost**

Work Orders Completed Per Day  
**10% fewer maintenance requests**



Number of Door and Lock Replacements  
**3% reduction to CAPEX budget**

Reduction in Labor Expenses  
**\$80k per building per year**



Source: <https://www.parksassociates.com/products/whitepapers/smart-tech-mdu-white-paper>

## Additional Resources

Vingcard is one of the build-to-rent industry's most authoritative voices on how to maximize safety and convenience through the deployment of award-winning access management and mobile access technologies.

To read additional commentary and expert insights, check out our free e-book:

**[New Frontiers in Multifamily Access Management](#)**

# Building An Access Control Checklist

To help decision makers in the build-to-rent and multifamily industries make smarter and more impactful decisions regarding access control investments, Vingcard has created the following checklist document to assist with solution planning. If you're an owner, operator or investor, consider these themes when choosing the ideal access management platform:

## Opportunity Area

### OWNERSHIP

	YES	NO
Do you own/manage at least 25 apartments/units?	<input type="checkbox"/>	<input type="checkbox"/>
Do you require transparent reporting and data? <i>Example: Occupation rate</i>	<input type="checkbox"/>	<input type="checkbox"/>
Would an investment in smart technology align with the overall vision for the property?	<input type="checkbox"/>	<input type="checkbox"/>
Do you want to use detailed audit trails to help you make better decisions? <i>Example: Which areas are most used, who accesses what and when</i>	<input type="checkbox"/>	<input type="checkbox"/>

## Opportunity Area

### PROPERTY MANAGEMENT

	YES	NO
Does staff require real-time reports to track maintenance requests and property traffic?	<input type="checkbox"/>	<input type="checkbox"/>
Does your staff need remote access and remote monitoring? <i>Example: Remote unlock for specific doors</i>	<input type="checkbox"/>	<input type="checkbox"/>
Does the solution match the aesthetics of the property? <i>Example: Color, materials and style</i>	<input type="checkbox"/>	<input type="checkbox"/>
Do you have a marketing plan for using technology offerings to attract new tenants?	<input type="checkbox"/>	<input type="checkbox"/>

Continued on next page

# Building An Access Control Checklist

Opportunity Area

## TECH AND IT

	YES	NO
Do you need 24/7 monitoring? <i>Example: Battery levels, connectivity, door ajar</i>	<input type="checkbox"/>	<input type="checkbox"/>
Do you need automatic software updates and bug patching available?	<input type="checkbox"/>	<input type="checkbox"/>
Do you have an IT team dedicated to make on-site system maintenance?	<input type="checkbox"/>	<input type="checkbox"/>
Do you want your IT team to be notified immediately if there is an issue?	<input type="checkbox"/>	<input type="checkbox"/>

Opportunity Area

## RESIDENTS

	YES	NO
Is your resident audience predominantly between 25-45 years old?	<input type="checkbox"/>	<input type="checkbox"/>
Have residents expressed demand for access control solutions and smart building amenities?	<input type="checkbox"/>	<input type="checkbox"/>
Does the solution support flexible authentication methods like PIN Codes and mobile keys?	<input type="checkbox"/>	<input type="checkbox"/>
Do you have a plan for educating existing residents on your new technology or need an easy-to-use solution?	<input type="checkbox"/>	<input type="checkbox"/>



## Checking All The Boxes

What distinguishes the best access control solutions is not the click of a button or touch of a screen, but the next-level connectivity and control that these solutions provide. These benefits are unavailable via off-the-shelf access control and local electronic solutions.

Powered by award-winning software and systems that deliver top-tier functionality, Vingcard is the market's leading provider in mechanical and electromechanical locking, access control, identification technology, entrance automation, security doors and a wide range of security and mobile access systems. Vingcard's catalog of cutting-edge, commercial-grade access control solutions also includes hardware, software, support services and technical infrastructure: everything multifamily owners and operators need to make their properties safer, more secure and better connected.

To learn more about our technologies and access control solutions, visit [vingcard.com/buildtorent](https://vingcard.com/buildtorent)