



FOR PROPERTY MANAGERS
IN THE GALLATIN VALLEY



Rental turnovers, clean and dry in 4 to 8 hours.

Professional hot water steam extraction for move-out, move-in, turnover and make-ready cleaning.
Clear rates, direct owner accountability and photos that hold up in a deposit dispute.



Move-out

Tenant hands back the keys



We clean

Steam extraction, 9 step protocol



Dry in 4 to 8 hours

Rapid airflow, ready to walk on



Move-in ready

Back on the market sooner



Fast Turn Protocol

Dry in 4 to 8 hours. Professional hot water extraction with rapid airflow, so the unit is ready for the next tenant.



Frictionless Access

Nobody from your team needs to be on site. Give us a lockbox code, keypad PIN or leasing office instructions. No lockbox yet? We can pick up the keys.



Deposit Defense

Before-and-after photos come with your receipt, so deposit deductions hold up if a tenant disputes them. Records for your turnover files.

4 to 8 hours

typical dry time

48 hours

touch-up guarantee

1 statement

one monthly payment

✓ Licensed, Bonded and Insured

✓ Headwaters Steam LLC, Montana owned and operated

✓ General liability, \$1M per occurrence, \$2M aggregate

✓ Commercial auto, \$500K per accident



“Every turnover gets direct owner accountability. We make sure units are move-in ready, on schedule, every time.”

Andre, Owner and Lead Technician

Text (406) 600-3321 | andre@headwaterssteam.com



Scan to open the
partner page

Why professional portable steam suits rental turns



Access to any floor

Second, third and fourth floor units, lofts, basements and secured buildings, without dragging long hoses through shared hallways.



Building security and winters

No exterior doors propped open when temperatures fall below 0°F. Your heat stays in and your building stays secure.



Professional-grade equipment

Commercial hot water extraction lifts embedded dirt, pet dander, grease and traffic lanes. Stored climate-controlled, so it runs all winter.

Apartments, condos, townhomes, duplexes and single-family rentals, for move-out, move-in, turnover and make-ready cleaning.

Our four commitments



48-hour touch-up guarantee

If a unit does not pass your move-in inspection, tell us within 48 hours and we return once to re-clean the affected area at no charge.

Some stains, such as bleach, dye, rust or urine that reached the backing, can be impossible to remove. We document them with photos, and the service is still billed.



Transparent pricing

Published partner rates and no surprises. You pay by carpeted room. If our walkthrough finds more or fewer carpeted rooms than booked, we contact you and correct the price before work begins.



Direct owner response

Text or email and Andre replies personally. Urgent turnovers and schedule changes get priority attention.



Simple monthly billing

An itemized receipt after every job, then one statement on the 1st with payment due by the 15th. Prefer to pay per job? Net 30 per invoice is available.

Our 9 step restoration protocol

1

Walkthrough
and before photos

2

Pre-vacuum
Surface soil, when needed

3

Enzyme spray
plus orbital agitation

4

Steam extraction
Hot water in, water and soil out

5

Spot treatment
Spots found or reported

6

Odor neutralizer
Antimicrobial, included

7

Pile grooming
Carpet rake, as needed

8

Rapid airflow
Dry in 4 to 8 hours

9

Final check
and after photos

Your partner account

Approved partners sign in with their access code. Nothing to install.



Book with real openings

Same day when a time starts at least 2 hours from now.



Receipts with photos

Itemized, with the before-and-after photo link.



Documents

Certificate of insurance and Partner Terms.



Saved properties

Addresses you book once are remembered.



Monthly statements

One statement on the 1st, due by the 15th.



Andre on the other end

Text or email, answered personally.

What we need on site

Three things that keep a turnover on schedule.



Access

Lockbox, keypad or leasing office. No lockbox? We pick up the keys.



Power and water

Two outlets in different rooms, any faucet. Hot water is preferred.



Rooms ready

Light items only, up to 11 lb (5 kg). Rooms organized for the work.

Partner rates and how to start

EFFECTIVE SEPTEMBER 2026

Vacant unit carpet turnover

Billing is by carpeted rooms (living room, dining area, bedroom, office, loft or den, hallway). Every job includes the antimicrobial deodorizer, steam extraction and standard spot treatment for food, drink, mud and traffic marks. Hard floor areas are neither cleaned nor charged.

SCOPE OF WORK	RETAIL	PARTNER RATE
1 carpeted area Studio, 1 bedroom or 1 living area	\$110	\$100
2 carpeted areas 1 bedroom plus living, or 2 bedrooms	\$155	\$140
3 carpeted areas 2 bedrooms plus living, or 3 bedrooms	\$200	\$180
4 carpeted areas 3 bedrooms plus living, or 2 plus living plus loft	\$245	\$220
5 carpeted areas 3 bedrooms plus living, dining and office	\$290	\$260
Each additional area, 6 and up	Add \$45	Add \$40
Carpeted hallway	\$30	\$25
Walk-in closet A closet or small room you can walk into, at least two steps inside	\$25	\$25
Flight of stairs Up to 14 steps including landing	\$65	\$55

Specialized treatments

Priced after inspection. We tell you before we proceed. You do not pay for a heavy stain treatment that does not work.

Heavy stain, small Wine, dye, rust, grease or wax, up to 12 in (30 cm)	\$25
Heavy stain, medium 12 to 24 in (30 to 60 cm)	\$45
Heavy stain, large Over 24 in (60 cm), quoted and approved first	Quoted
Pet urine and odor, enzymatic	\$40
Antimicrobial deodorizer	Included
Furnished unit upholstery and mattress care	15% off retail

Service areas and minimums

Zone 1, Gallatin Core Bozeman, Belgrade, Four Corners, Manhattan, Gallatin Gateway, Amsterdam, Churchill	\$100
Zone 2, Gallatin and Park County Three Forks, Livingston	\$140
Zone 3, Extended Mountain Region Big Sky, Ennis, Townsend, Butte	\$180

Other communities are priced by distance from Bozeman and confirmed before booking.

Reach-in closets are included with their room, and a small coat closet with its hallway. A walk-in closet the size of a typical bedroom counts as a carpeted area.

Room size. One room is one area up to about 300 sq ft (28 m²), two areas up to 600 (56 m²), three up to 900 (84 m²). In open floor plans, the living room and the dining area count separately. We measure at the walkthrough and tell you first.

✓ **Partner rates are guaranteed through December 31, 2026.**

Payment. ACH or electronic bank transfer, check or cash, with no limit. Zelle for invoices up to \$1,000. Credit and debit cards and Venmo are not accepted on partner invoices, so your rates carry no processing fees. **Booking.** Several units and same-day visits when a time is open and starts at least 2 hours from now. Cancel with 24 hours notice, or 2 hours for same-day bookings. **Photos** are available for 90 days.

Get started in three steps

1

Apply

Open the partner page and tell us about your portfolio. It takes about two minutes.

2

Get approved

We review every application and send your access code within 2 business days.

3

Book and track

Book turnovers, see receipts and photos, and download your statements.



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