

Company Profile: VIVIA CONNECT

Legal Name: NORTH AMERICAN REAL ESTATE PARTNERS II EMPLOYEES PF LP

Public Name: VIVIA CONNECT

Country: United States

Entity Type: Limited Partnership

LEI: 9598003M2QTCW0MZ2C51

MCC: 6513 (Real Estate Agents and Managers - Rentals)

Contact Information

- Business Address: 12700 Whitewater Drive, Minnetonka, MN 55343
- Registered NJ Address: 301 State RT, Suite 17, Rutherford, NJ 07070
- Business Phone: +1 833-728-9697
- Support Phone: +1 314-358-1862
- Email: support@viviarentals.com
- Website: <https://viviarentals.com>
- Support URL: <https://viviarentals.com/support>

Tax Information

- EIN (Tax ID): 343704714
- NJ Sales Tax Start Date: May 6, 2025
- First Tax Filing Due: July 20, 2025

Business Description

VIVIA CONNECT is a technology platform that offers ecommerce-enabled services for residential rentals in the U.S. It enables landlords and tenants to manage listings, payments, applications, and more. The platform also syndicates listings to top rental platforms including Zillow, Redfin, Zumper, Rent.com, and Facebook

Marketplace.

Platform & Integrations

- Primary Domain: viviarentals.com
- Billing Subdomain: billing.viviarentals.com
- Stripe Connect Integration: Enabled
- PDF Generation: Enabled via PDFKit
- Email Notifications: Enabled via Nodemailer
- Google Cloud Storage: Used for PDF backups
- MongoDB: Stores tax return applications and submission logs
- Signature Capture: HTML5 Canvas with SignaturePad.js

Corporate Hierarchy (GLEIF)

LEI: 9598003M2QTCW0MZ2C51 (VIVIA RENTAL)

Direct & Ultimate Subsidiaries:

LEI	Country	Entity Name
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959800N9HSHKQSS0HD92	ES	MOSTOLES RE DEVELOPMENT, S.L.
959800DYU2LHHZ4X9K57	ES	BALMIS 1 RESIDENTIAL DEVELOPMENT, S.L.
959800GG609YL81FTP64	ES	BALMIS 3 RESIDENTIAL DEVELOPMENT, S.L.
959800ZVBEST23WKM942	ES	BALMIS 4 RESIDENTIAL DEVELOPMENT, S.L.

GLEIF Direct Children API: <https://api.gleif.org/api/v1/lei-records/9598003M2QTCW0MZ2C51/direct-children>

GLEIF	Ultimate	Children	API:
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<https://api.gleif.org/api/v1/lei-records/9598003M2QTCW0MZ2C51/ultimate-children>

Google Cloud Service Account

- Name: viviarentals-wallet-service
- Description: Handles secure payment processing, tax submissions, and cloud storage for VIVIA Rentals Wallet Service.
- Email: viviarentals-wallet-service@resounding-node-456217-h1.iam.gserviceaccount.com
- Unique ID: 106564108460277685619
- Project ID: resounding-node-456217

IAM Roles Recommendations:

- roles/iam.serviceAccountUser
- roles/iam.serviceAccountTokenCreator
- roles/storage.admin
- roles/cloudfunctions.invoker
- roles/logging.logWriter

Compliance

- Terms of Service accepted on setup via Stripe API
- Webhooks configured for partner integrations (Zillow, Redfin, Realtor, Stripe, etc.)
- Data retention and audit logs maintained per financial compliance standards
- Google Pay & Wallet registration complete

Dashboard & Admin

- Public admin dashboard available at /public/admin.html
- Tax return submissions visible via REST endpoint: /api/tax-returns/all
- Admin tooling supports CSV/PDF export and GCP upload tracking