

Our Landlord Carefree-Package

SERVICE CATALOGUE



Preparation

- Joint redemption of the property
- Inputs regarding market trends and improvement of the property
- Market research with regard to rental price
- Advice on possible conditions (time limit/ deposit) taking into account the Tenancy Act and KSCHG
- Basic tax and legal general information
- Early marketing (within the tenants' notice period) if desired and possible
- Standard tenancy agreement provided

Marketing

- Professional photos
- Videos, 3D tours and virtual staging (from € 2000,- gross rent)
- Plan preparation
- Preparation of an exposé
- Advertisements on the most popular real estate platforms
- Information to pre-registered interested parties
- Display in the business premises 1., Walfischgasse 6 as well as possibly Rotenturmstrasse
- Cooperation with renowned brokers and relocation offices



Example Virtual Staging

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Letting process incl. Transfer

- Processing of all requests at any time within of 30 minutes
- Qualitative surveys (Video viewing also available if required)
- Comprehensive advice for interested parties
- Tenant documentation (proof of income, credit check, ...)
- Preparation of the basis for decision-making for the landlord
- Communication with the tenant regarding the rental contract and deposit
- Realisation of the flat handover incl. Protocol and photo documentation
- Re-registration of electricity meter readings with Wien Energie
- Sending all handover documents

CONDITIONS

- Sole placement contract limited to 3 months, extension possible
- Provision of essential documents from the landlord
- Brokerage fee: 3 gross monthly rents = (net monthly rent+operating costs) x 3 + 20% VAT.
- Brokerage fee is due exclusively in the event of success
- Brokerage fee payable after invoicing and after both parties have signed the rental contract or after handover. If more than one month elapses between the signing of the rental agreement and the hand-over, 50% will be charged at the time of the rental agreement and 50% after the handover.
- If the tenancy is terminated within 2 years, all services are offered again with half the fee

→ Contact

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