

Rental with guarantees

1. Initial property evaluation.
2. Review of documentation.
3. Presentation and advice on the legal and urban planning situation of the property.
4. Explanation of the market situation and its context.
5. Advice on the different types of rental modalities.
6. Valuation of the rental amount depending on its modality.
7. Explanation of the tax consequences of renting.
8. Information on taxes, fees, and necessary procedures.
9. Management of the Energy Certificate issuance.
10. Resolution of tax and contractual doubts.
11. Proposals for works to improve and/or refurbish the property.
12. Management and coordination of property preparation.
13. Possible financing of refurbishment costs.
14. Organizing cleaning tasks and arranging furniture.
15. Setting up basic utility contracts.
16. Professional photo and video shoot.
17. Creation of attractive listings for different websites.
18. Publication on national and international real estate websites.
19. Signage.
20. Collaboration with a network of real estate agencies and related partners.
21. Cross-referencing data with tenant clients.
22. Management of inquiries.
23. Client screening to avoid unnecessary visits.
24. Personalized attention from the real estate agent.
25. Visits during extended hours.
26. Coordination and accompaniment during potential tenant visits.
27. We provide detailed information about the property.
28. Feedback to the owner on the interest shown.
29. Screening of non-serious offers.
30. Representating the owner in negotiations with tenants.
31. Seeking the best agreement for both parties.
32. We collect and manage all candidate documentation.
33. Tenant feasibility study.
34. Presentation of candidate profiles to the owner.
35. Customized drafting of the rental contract in accordance with the LAU (Urban Leasing Law).
36. Clarification of any doubts about the reservation contract.
37. Negotiation and mediation of potential contract disputes.
38. Management of the reservation payment.
39. Preparation of a detailed inventory of the property's furniture.
40. Calculation of amounts and payment management.
41. Extensive explanation of the contract and signing of the contract and inventory in the rented property.
42. Photographs at key handover.
43. Handover of keys and documentation.
44. Management of non-payment insurance.
45. Processing the change of account holder for utilities.
46. Management of home insurance.
47. Submission of the deposit to the IBAVI (Balearic Housing Institute).