

A rental in 6 steps





1 week

1 Rental Estimate



- Visit to your property by an expert from your region
- Gathering the necessary information to create a bespoke valuation file
- Submitting a precise and detailed rental estimate for your property, based on various relevant criteria such as location, quality of materials, floor space, market price, etc.
- Work proposal to optimise your property, if necessary



48h

2 Package



Four types of mandate are available:

Development - tenant-finding contract

This contract covers the following services:

Taking photographs

Advertisements

Publication of the property on our website www.dbs-group.ch

Arrangement of visits, production of tenant pack, credit check, tenant selection (if desired)

Drafting and signature of lease (if desired)

Arrangement and completion of the inventory of fixtures upon arrival (if desired)

Affixing of a "For rent" sign to increase the visibility of your property (if desired or as is the practice)

Display in our windows

Full property management contract

This contract covers the following services:

Drafting and storage of lease agreements and possible additional clauses to them Handling

Lease termination

Formalities for the arrival and departure of tenants

Arrangement of all receipts, checking that all payments related to the property are correct, annual management account keeping

Use and monitoring of the property's technical installations, management of maintenance contracts for these installations

Management of insurance contracts for the property

Management of quotes and sales orders

Performance of routine maintenance and repair works

Handling of requests from the owner/tenant

The URG (unpaid rent guarantee) contract

In the case of default (non-payment of rent), the URG contract guarantees the receipt of rental payments until the tenant departs

Insurance contracts

The principal entrusts the agent to make insurance policies for the property and to negotiate them with insurers, through ImmoSure SA, accredited by FINMA, a subsidiary of the DBS Group

Visibility package (valid for the management and development contract):

Additional service fees are owed even if the property is not rented through us.

- 2-week advertising campaign on Facebook / Instagram or LinkedIn | CHF 350.00
- 360° virtual tour | CHF 100.00
- Professional photo shoot | CHF 250.00
- Drone photo or video shoot | CHF 500.00
- Video production + professional photo shoot | CHF 400.00
- Video production + professional photo shoot + drone photo or video shoot | CHF 550.00
- Video production + professional photo shoot + drone photo or video shoot | CHF 900.00
- Homestaging | CHF 180.00 / photo
- Press advertising | Actual cost, discount deducted (depending on media)
- Banner: advertising inset on real estate websites | Actual cost, discount deducted (depending on website)

Prices of services exclude taxes



1-2 Days

3 Marketing



- Einrichtung einer Mietstrategie Ihrer Immobilie auf verschiedenen Partner-Immobilienportalen
- Einrichtung einer Marketingstrategie, um eine optimale Sichtbarkeit für Ihre Immobilie zu erreichen



On request

4 Viewings and Follow-up



- Handling requests for information
- Arranging and managing viewings of your property
- Monitoring the interest of potential tenants



Immediate

5 Creating and Analysing the File



- Receiving application forms and assessing the required documents
- Checking the creditworthiness of potential tenants and collecting an additional guarantee deposit if considered necessary by our property expert
- Handling negotiations on rental conditions
- Providing the owner with a summary of our recommendations



1 Week

6 Rental



- Drawing up a tenancy agreement
- Checking that a rental deposit has been provided
- If desired, arranging the check-in inventory and checking that the first rental payment has been made

GUINNARD and Bruchez & Gaillard, a DBS Group Brand

Our agencies Bruchez & Gaillard and Guinnard Immobilier & Tourisme are part of the first network of real estate agencies serving Verbier. These two agencies benefit from a unique recognition and offer to their customers a complete range of real estate services.

Take advantage of the synergies within the DBS Group, representing 12 brand names, over 700 employees and around forty agencies throughout Switzerland.

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