

# PROPERTY MANAGEMENT

*“Peace of mind for landlords”*

**Mas St Côme**, FNAIM member No.21-755, manages rented properties in Montpellier, both dwellings and business premises. Our agency, based in the heart of the historic city centre, manages the properties of individual landlords and institutions.

These clients appreciate our way of working at MAS SAINT CÔME, due to our various commitments:

## **Our professionalism:**

Working together with you, we compile a full dossier on your property, in order fully to understand its characteristics and assets. We estimate the best possible rental price for a swift letting to a solvent and stable tenant.

## **Our responsibility:**

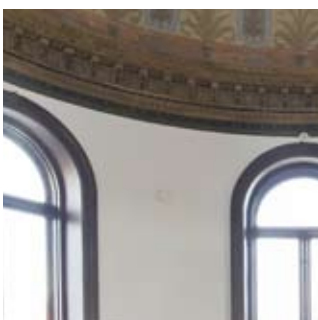
We represent you in all those obligations incumbent on you as a lessor. We collect rental payments and deposits, and your property is protected by a financial guarantee. We have the specialised legal knowledge to draw up rental contracts in particular. We are covered by professional civil liability insurance against any error on our part during our management duties.

## **Our insurance:**

MAS SAINT CÔME, FNAIM member No.21-755, is able to take out on your behalf a VERSALIS guarantee against unpaid rental payments, damage, and vacancy of your property.

## **Our effectiveness:**

In order to set the level of rent, together with you, we have at our disposal the Observatoire National des Marchés (=French National Market Watching Association), ANAH (=French National Housing Agency), ADIL (=French Regional Housing Information Agency) and all our references, as well as our knowledge of the market and property services. In order to let your property, we have: a local file on demand, our agency window situated in a very busy spot, plus communication tools using all types of media (press, Internet, etc...)



## **Simplicity:**

Three types of cover for the same quality of service:

- Property Management 1 cover for management services provided by MAS SAINT CÔME.
- Versalis Insurance 2 cover, a guarantee that protects you from any problems that might arise such as unpaid rent, damage, and litigation, with no excess and with cover up to 80,000 euros per tenant and per claim.
- Property Vacancy cover, which covers you against the property being unoccupied.



**From this perspective, we invite you to make an appointment with our management department (+33.(0)4.67.02.78.25), so we can work together to make your property yield a profit in total safety.**

**[info@msc-immo.com](mailto:info@msc-immo.com)**  
**[gestion@msc-immo.com](mailto:gestion@msc-immo.com)**



## *Why use Mas Saint Côme Immobilier to let your property?*

We are totally committed to delivering the results you expect as a landlord: a tenant paying the best possible rent.

### **• Step 1 - Accurate valuation**

Our expert evaluators carry out thousands of valuations every month giving us intimate and unparalleled knowledge of property values in your area. This is why we consistently achieve the asking price across all our clients' properties.

Call us on 04.67.02.78.25.

### **• Step 2 - Maximum exposure**

When you instruct Mas Saint Côme to let your property you will automatically benefit from our unrivalled, comprehensive marketing package.

Our team of specialist 'Photographers' will, in just one visit, collect all marketing elements for your property including if is possible: floor plans, color photographs and have them live on our website within days, alongside local information, location maps, aerial views and a printable color brochure.

### **• Step 3 - Safety regulations**

As a landlord, you have an obligation to ensure that your property complies with all the necessary regulations covering the safety of gas appliances, electrical installations and any furnishings supplied for the tenancy. We can advise you on this and arrange the necessary inspections.

### **• Step 4 - Viewings**

To maximize viewing opportunities, ensure your agent is open during evenings and weekends. 40% of our viewings are carried out during evenings and weekends. Our phone lines are open 10 am to 7pm 6 days a week, while our offices are open 10am to 7pm Monday to Friday and 2pm to 7pm Saturdays.

### **• Step 5 - A suitable tenant**

Once a suitable tenant has been found, we will apply for references on your behalf. If the tenant proves to be acceptable, we then proceed to the next stage. We have hundreds of high caliber private and corporate tenants and we work with some corporations, finding homes for their key personnel.

### **• Step 6 - Property Management**

Many tenants, especially corporate tenants, prefer to rent managed properties.

Instructing Mas Saint Côme Immobilier to manage your property guarantees round-the-clock care for both your property and your tenant. After finding you a tenant, we take care of both them and you throughout the tenancy, including everything from collecting rent and handling all administration to assistance.

### **• Step 7 - Rental paperwork**

Tenancy agreement

To achieve a smooth running tenancy it is essential to have a professional agreement in place. We will draw up the relevant paperwork based on years of experience, ensuring all the necessary documents are signed by both parties.

### **Inventory**

An inventory of the contents and condition of the property is usually produced prior to commencement of the tenancy. This will be supplied to both landlord and tenant.

### **• Step 8 - Rent and deposit**

Mas Saint Côme Immobilier will collect the rent on your behalf and a deposit from the tenant will be held. Mas Saint Côme Immobilier will hold all deposits as a stakeholder.

### **• Step 9 - Completion**

Unless your property is let on a short let basis, you need to ensure letters are sent out transferring the utilities into the name of your tenant and keys are handed over.



**mas st côme**  
agence immobilière

**Congratulations, your property is now let!**

*real estate agency - mäklarbyrå*

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