

THE
POST SALE
AFTER-CARE
SETTLEMENT
-S
SERVICE

PROVIDED BY



SELLING BUDAPEST



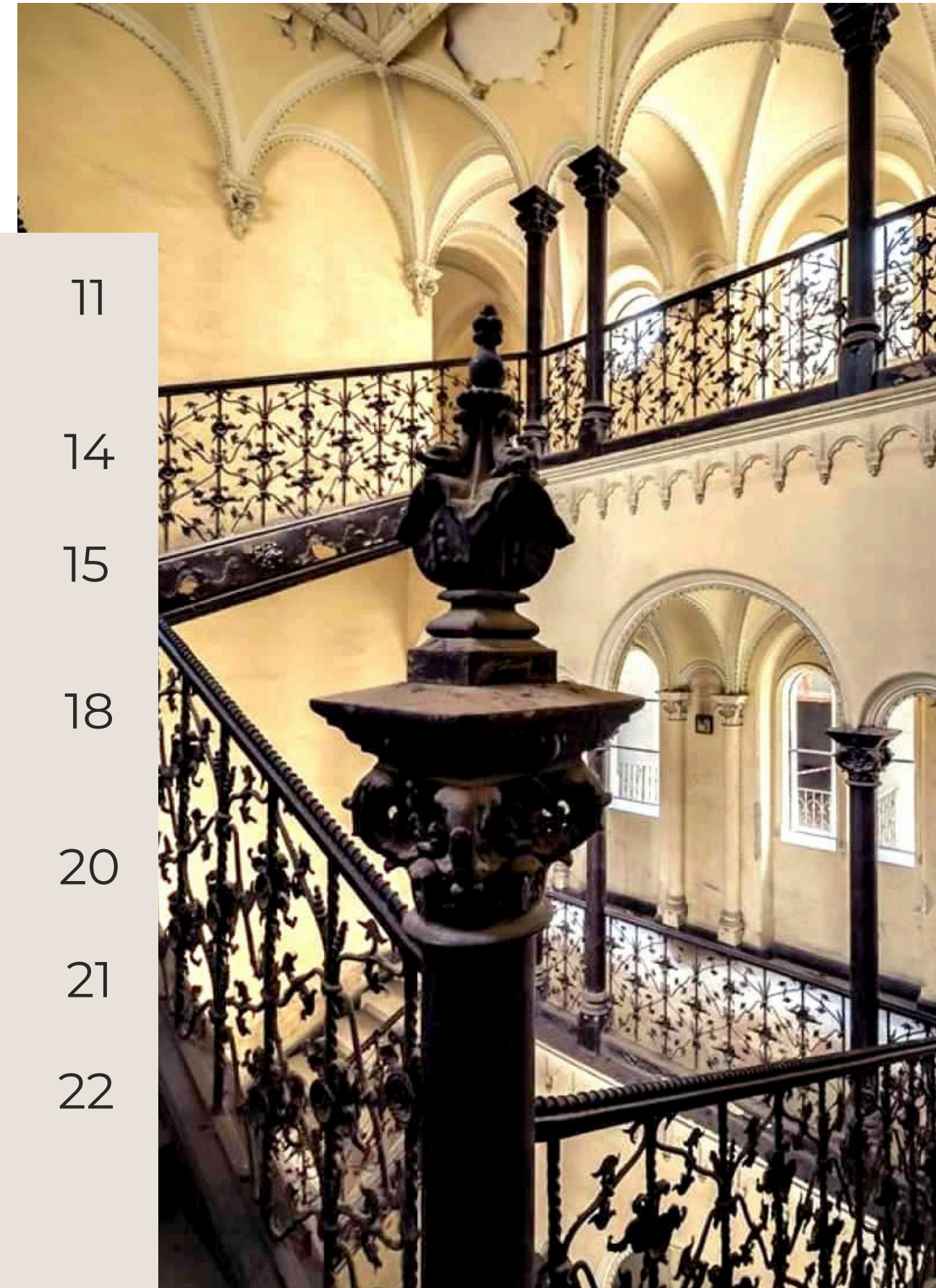
THE AFTER-CARE PROCESS...

Offering all the necessary post property sale settlement transfers and set up, from outfit and staging, consultation with an accountant for tax obligations, tenant search, short-term and long-term management, to overseeing airbnb inspection and permit release.

We handle all the necessary requirements for your investment, so you don't have to on your own.



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OUR SERVICES



POST SALE SETTLEMENT
SERVICE SET UP



SHORT-TERM &
LONG-TERM OUTFIT



AIRBNB AUDIT, PERMIT &
TAX PREPARATION



LONG-TERM RENTAL
ASSESSMENT, PREPARATION
& TENANT SEARCH



SHORT & LONG-TERM
PROPERTY MANAGEMENT

POST SALE SETTLEMENT SERVICE: SETTING UP YOUR APARTMENT

You are now the proud owner of your new apartment in Budapest. Now what? These steps are necessary in order to move forward and with the language barrier and loops to jump through, you need help to get things done right. We will:

- Set up utility transfer
- Set up common cost payment
- Set up internet
- Set up home insurance

See Our Package for pricing



WHAT DO YOU NEED TO START OPERATING YOUR INVESTMENT PROPERTY?



- With short term rental outfit, your property needs preparation for audit and be guest ready.
- Submit paperwork to the townhouse to get the permit to run Airbnb.
- With long term rental outfit, your property needs preparation for tenants (attract the good tenants and maximize profit).
- Consult with accountant regarding the tax obligations.

See Our Package for pricing



SHORT-TERM RENTAL OUTFIT

- Selling Budapest is full-service in every aspect, including outfitting your short-term rental with our tried & tested furnishings, linens, and guest-preferred items.

We know it can be overwhelming to get an investment property guest-ready, but our team is equipped with the experience and skill-set to move as quickly as you would like to move to get your property prepared for Airbnb and short-term rental.



SHORT-TERM RENTAL PERMIT & TAXATION

As a Selling Budapest client, we offer a Platinum service to handle the requirements needed for your short-term accommodation guests:

- NTAK system, administration of tourist tax, registration of guests with a document reader in the vendegem.hu application
- Arrangement Permits, Accommodation Certification
- NAV registration

See Our Package for pricing



LONG-TERM RENTAL OUTFIT

- Inspection before being rented out (A/C, heating, electric wire, broken window etc)
- Deep cleaning or just regular cleaning
- Furnishing and staging as per request
- Purchase equipments (kitchen, bathroom and bedroom) plus vacuum cleaner, washing machine, etc.

See Our Package for pricing

LONG-TERM RENTAL TAXATION CONSULTATION WITH AN ACCOUNTANT



On rentals there is a 15 percent personal income tax. Not every income is taxable because expenses can be deducted from the income received from the rent. For more on this, we can recommend an accountant you can consult with.

A woman with dark hair, wearing a white button-down shirt, is holding a set of keys on a silver ring. She is looking down at the keys. The background is blurred, suggesting an indoor setting.

FINDING THE RIGHT TENANT: THIS IS WHAT WE DO FOR YOU

There is no LONG-TERM rental income without renting out the apartment to the right tenant!

On-site assessment

We assess your property in person, then we take quality pictures and shoot video and create floor plan if needed.

Consultation

We listen to your need and advise about taxation and the lease agreement.

Rental fee determination

Based on the current market conditions, we advise how to achieve the highest rent.

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Own client database

We share the listing with our clients in our network, as well as international companies and embassies.

Advertisement

We advertise the apartment on various online platforms and on our website.

Tenant screening

We pre-screen and carefully select tenants. We only consider applications from prospect tenants who are looking for a long-term apartment and have passed our background check.

Apartment viewing

We organize viewing and select the tenant carefully.

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Lease agreement

We work with a well-tested system; our rental agreement is carefully written and can be revised to any need.

Eviction declaration

If you would like to have the tenant sign a voluntary eviction declaration in front of a notary public, we will provide you with detailed information on the process and will take care of the preparation of the document in full.

Apartment handover

We arrange the handover of the property and prepare an inventory of furniture; we take pictures of the condition of your apartment and the readings of the meters. We hand over the keys to the tenant.

Please inquire for tenant search pricing

PROPERTY MANAGEMENT

Housing Management in Budapest

Successful short-term and long-term apartment rentals require a lot of time and effort to ensure a great experience for both the owner, the guest and the tenant.

If you prefer a more hands-off approach, particularly if you are not in Hungary and simply want to reap the benefits of residual income from your investment, we provide full support in handling the day to day operations.

Let's take a look at what we cover for both long-term and short-term apartments.



LONG-TERM RENTAL MANAGEMENT

Housing management

We outsource matters related to the apartment, ie. mail pick up, building management communication, etc. with our trusted network of experts.

Keeping in touch

We build relationship with the management company by keeping in touch with them.

The following page shows what their services provide. Please contact them to confirm or discuss any changes at novihome2015@gmail.com





Settlement

Preparing an account of the overhead costs, so that the utility bills and common cost are paid.

Utility meter reading

Reporting the readings of the meters every month to the utility providers, and also assist in the mandatory annual inspections.

Reports

Prepare a report for the owners every month.

Maintenance

In the event of a technical problem and the tenant is notified, an investigation into the problem occurs and the appropriate specialist is sent.

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Property care & protection

Assistance in carrying out maintenance work necessary to preserve the condition of the property.

Moving out process

After the rental contract expires, a preparation for the moving out process is handled: record the utility meters, prepare an account, check the condition of the property and collect the keys to the property.

Representation with the building management

Contact with building management, and keeping record of the common cost payments.

No delay on rental collection

Ensuring that the tenant always pays on time, and in the event of a problem, necessary legal steps are taken.

SHORT-TERM RENTAL MANAGEMENT

Initial Consultation

For those interested in short-term rentals and airbnb management for their property, this is the ideal place to start.

Consultations cover goals for your property, areas for improvement, income possibilities, and comparable properties in the region. It also covers what a management contract for your house might entail.

As we've expanded, we have become more selective about the managed units in our portfolio, so this is an excellent place to start if you think your property would fit in. (cont.)





Management

Management is certainly the most challenging piece to the short-term rental business and having good management in place is critical for smooth operation, maximum earning potential, and maintenance of your property, not to mention a stress-free experience. We offer full-service management, from guest communication, turnover coordination, inventory purchasing and stocking, to round the clock maintenance.

Fees

Please inquire for management pricing. We operate on commission, with a one-time onboarding fee for new clients.

Services included:

- 24/7 Property Hosting
- Inventory Purchasing
- Full-Time Maintenance
- Service Coordination

OUR PACKAGES

Basic Package

- Set up utility transfer *
- Set up common cost payment
- Set up home insurance

*gas, electricity, water

250€

Premium Package

Basic Package Plus:

- Inspection before being rented out.
- Deep cleaning or regular cleaning
- Furnishing and staging
- Purchase items for kitchen, bathroom, washing machine, etc

750€

Platinum Package

Premium Package Plus:

Permit & Taxation for Airbnb Requirements

- NTAK system
- Arrangement Permits, & Certification
- NAV registration

1250€



OUR CLIENTS' FEEDBACK



As a real estate investor, I have used many agents. When it comes to buying in Budapest, Sonya and Eric took service standards to a new level! The whole team made me feel comfortable by covering ALL bases. am a happy resident of Budapest! Thanks for your caring support!

Tom L.



I have nothing but total gratitude for Sonya Hohl! Without her, we would not have found our home here in Budapest! We were fairly sure of where we wanted to be and what amenities were a must...she exceeded our expectations!

Laura M.



Very responsible, and super professional. They helped me find a very polite and clean tenant. Highly recommend them.

Yin S.

CONTACT US

We are honored to work with you as our client! Do not hesitate to contact us with any questions.

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