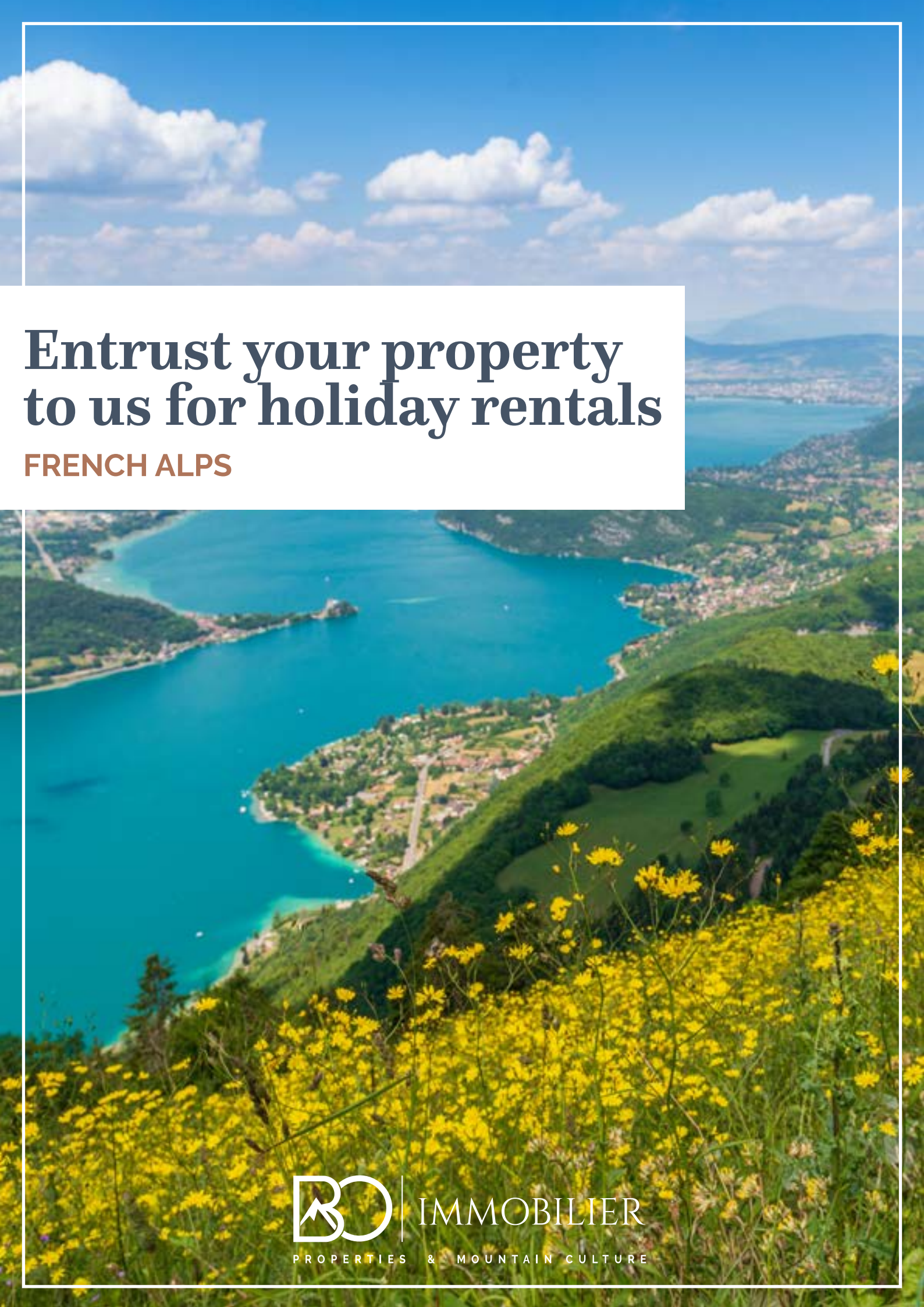


Entrust your property to us for holiday rentals

FRENCH ALPS

IMMOBILIER

PROPERTIES & MOUNTAIN CULTURE

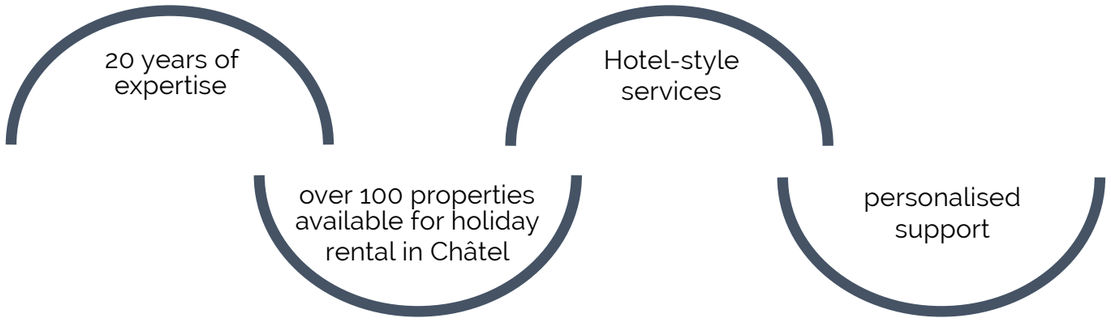
MAXIMISE THE VALUE OF YOUR PROPERTY

Entrusting your property around Lake Annecy to a **rental management agency** means optimising its **rental income** while giving you complete **peace of mind**. Whether your property is a **main residence or a second home,** a specialist agency can draw on its expertise to showcase your property, attract carefully selected guests and **manage all the administrative, legal and technical aspects** of the rental.

With in-depth knowledge of the local market and **targeted marketing strategies**, your property benefits from maximum visibility. You can enjoy the benefits of professional management, safe in the knowledge that your property is carefully maintained and treated with respect by guests.

Choose peace of mind and the long-term value of your property by entrusting it to experienced professionals.

WHO IS BO IMMOBILIER ?



For 22 years, BO Immobilier has been based in the Alps, supporting property owners, buyers and tenants with their property projects.

Deeply rooted in the **Alpine region** and easily accessible from Geneva, we work closely with an international, English-speaking clientele. Our agencies are home to experienced, dynamic teams, with every member valued and supported to foster the strength and **cohesion of a true family.**

With **two agencies in the Portes du Soleil**, we have recently expanded into the heart of Haute-Savoie, on the shores of **Lake Annecy**, where we opened our **third BO Immobilier agency** right in the town centre.

Since 2003, the complementary **expertise of our team has made BO Immobilier a specialist in holiday rentals**. Our teams provide expert advice to help add value to your property project. Carefully selected, the land, chalets and apartments we offer stand out for their authenticity, beautifully presented interiors and comfort.

Because **property investment** whether for holidays or for life is a great adventure. We are constantly looking for the best tools and solutions to help make yours as enjoyable and stress-free as possible.

Concierge service

For 15 years, our concierge service has been a key part of enhancing and maintaining the value of the properties entrusted to us. Our concierge service is built on solid foundations:

- a **qualified and experienced in-house team** specialising in property care and maintenance
- rigorous **quality control**
- **in-depth knowledge of each property's essential equipment and facilities**
- a **dedicated point of contact** for each property, taking the time to get to know every practical detail
- every property is carefully assessed before being brought to market, ensuring impeccable presentation and **personalised management**



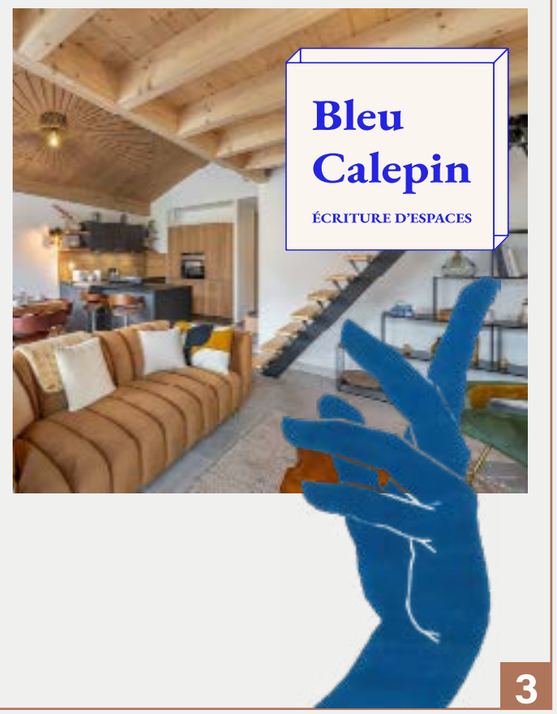
An architecture and interior design agency to showcase your property

We are proud to collaborate with Bleu Calepin, an interior design and styling agency.

This partnership offers the owners we support a **complete, bespoke solution.** Bleu Calepin can help optimise, furnish and enhance properties, whether they are being prepared for rental, sale or simply to elevate the look and feel of a space.

Marine, the founder of Bleu Calepin, is also part of BO Immobilier's marketing department. This **direct link** between our two agencies ensures seamless communication and close coordination, providing our clients with comprehensive support that combines aesthetics, strategy and performance.

With Bleu Calepin by our side, every project becomes an opportunity to transform and enhance a space, combining **practical intelligence with creativity.**



WHAT MATTERS WHEN ASSESSING YOUR RENTAL INCOME

- **ITS SURROUNDINGS**

Proximity to nature, neighbouring properties and roads. Views and noise levels.

- **ITS LOCATION**

Orientation, distance from shops and ski lifts.

- **THE QUALITY OF THE CONSTRUCTION**

Materials used, finishes and electrical installations.

- **LAYOUT & INTERIOR DESIGN**

Room layout, quality of furnishings, number of decorative features and overall harmony.

- **ANALYSING DEMAND**

A comparative analysis of demand for properties similar to yours.

HOW MUCH ARE THE MANAGEMENT FEES?

Our management fees are **20% excluding VAT (HT)** on the gross rent including VAT (TTC). Any fees associated with listing your property with tour operators are shared between the tenant and the agency.

NB: Our management fees include the handling of cancellations and damage caused to the property.

1

We assess the rental value of your property. Rates vary depending on the season.

2

You sign our rental management agreement and choose which services you would like us to provide.

3

Our team will provide you with advice and tips to showcase and enhance your property.

How does a typical rental work ?

1 I WE MARKET YOUR PROPERTY

We work with a **professional photographer** to showcase your property at its best. Photography is covered by the agency.

Your property listing is carefully prepared by **our team** and published across **several websites.** Our BO websites have had an established **online presence for 20 years**. Your property may also be promoted across our **social media channels.**

BO IMMOBILIER
PROPERTIES & MOUNTAIN CULTURE

2 I WE DRAW UP THE RENTAL AGREEMENT

The agreement is signed between the agency and the tenant. The property owner will never deal directly with the tenant.

Our commercial strategy is to offer holidaymakers flexible rental periods and the option of shorter stays, while maximising the property's rental income for owners.

Arrivals and **departures** are possible **every day of the week.**

Check-in is **from 5pm** and **check-out is by 9am.**
The **minimum stay is 2 nights.**

3 I PREPARING THE PROPERTY

Before each arrival, we make sure the property is fully prepared and ready for the guests, including:

- We switch on the appliances and equipment and make sure they are all working properly (heating, hot and cold water, fridge, TV, Wi-Fi, light bulbs, etc.).
- We check the cleanliness of the property and, if necessary, carry out additional cleaning.
- We prepare the outdoor areas: balconies and terraces are cleaned, and the outdoor furniture is arranged in a welcoming way.
- For every rental, we also provide: one roll of toilet paper in each WC, one bath mat in each bathroom, one small hand towel in each separate WC with a washbasin, one bin bag in each bin (kitchen and bathroom), dishwasher tablets, one sponge and one tea towel.

4 I GUEST ARRIVAL

We welcome guests at the agency or directly at your property to finalise any outstanding payments (tourist tax and optional fees) and collect the security deposit.

We also show them how the equipment works and provide them with any **specific instructions** relating to your property.

5 I DURING THE STAY

We check in on our properties to make sure guests are settled in comfortably, have everything they need and are not experiencing any issues.

Towards the end of their stay, we contact them to arrange a time for the check-out inspection.

6 I DEALING WITH ANY ISSUES

We deal with issues directly or arrange for a tradesperson to intervene when necessary (e.g. water leaks, Wi-Fi or TV issues, faulty appliances, replacing light bulbs, etc.).

We are always **available**, including **evenings, weekends and bank holidays, from 8am to 11pm,** so that we can respond to emergencies when needed.

7 I DEPARTURE DAY

Your dedicated property manager visits the property to carry out the check-out inspection with the guest.

WHAT ADDITIONAL SERVICES DO WE OFFER OUR GUESTS?

In addition to the rental fee, we offer a range of additional services, such as:

- Pre-booking of bicycles
- Pre-booking of boats
- Airport/station transfer booking
- Grocery delivery before guests' arrival
- Fresh bread and pastries delivered
- Laundry and ironing service
- Daily housekeeping

What additional services do we offer our property owners?

In addition to the rental service, we offer a range of additional (chargeable) services to simplify the management and maintenance of your apartment. We can take care of:

- Cleaning of duvets, pillows, mattress protectors, throws, rugs, curtains and sofa covers. Duvets and pillows must be cleaned at least once a year. As for mattress protectors, we arrange for them to be cleaned whenever we consider it necessary, generally several times during the season.
- Chimney sweeping for the wood-burning stove / fireplace (to be carried out once a year).
- Annual fire extinguisher inspection (to be carried out once a year).
- Installation of smoke detectors (mandatory).
- Installation of a Christmas tree with decorations (if the property is rented during Christmas week).
- Deep cleaning of your apartment or chalet (to be carried out at least twice a year).
- Handling certain administrative tasks (e.g. setting up a telephone line, activating Wi-Fi, etc.).
- If a delivery or a tradesperson's visit requires a member of our team to be present on site, you will be charged a fee based on the time spent.

BO IMMOBILIER
PROPERTIES & MOUNTAIN CULTURE

SALES - PROPERTY MANAGEMENT - CONCIERGE SERVICES - HOME DESIGN

CHÂTEL
Sales:
12 route du centre, 74390 Châtel | vente@bo-immobilier.immo

Rentals & concierge services:
354 route de Vonnes, 74390 Châtel | location@bo-immobilier.immo

ANNECY
Sales, rentals & concierge services:
2 rue Joseph Blanc, 74000 Annecy | annecy@bo-immobilier.immo

Your loyalty means a lot to us: recommend BO Immobilier and join our network of paid partners.

+33 (0) 4 50 73 57 10 | www.bo-immobilier.eu