Rental guide

BO I IMMOBILIER



BO IMMOBILIER

PROPERTIES & MOUNTAIN CULTURE

Learn more about us

ONE AGENCY, ONE SKILL SET, ONE AREA OF EXPERTISE.
Promoting strong ties between Haute-Savoie, the Alps and international investors.

With their in-depth knowledge of the regional market and international outlook, our real estate professionals offer high-end properties for sale, rent and construction. Our team is passionate about their work, both in summer and winter. Young and dynamic, they innovate to ensure your satisfaction is always enhanced, while respecting the local economy and environment.

20 YEARS
OF EXPERTISE

PROVISION OF
HOTEL SERVICES

OVER 100
PROPERTIES
FOR RENT

PERSONALISED
SUPPORT





Based in **Châtel**, a family resort in the heart of the Portes du Soleil (Europe's largest ski area), we **advise, select, appraise and carry out international real estate projects, with in-depth knowledge of the local market.**

Deeply rooted in the Alpine region but accessible thanks to its proximity to Geneva, and in constant contact with an Anglo-Saxon clientele, Bo Immobilier has **recognised expertise** and a young, dynamic team led on a daily basis by two real estate enthusiasts.

Since 2003, our complementary skills have made Bo Immobilier **an expert agency in both sales and rentals**. Whether you are a **buyer, seller or investor, local or traveller**, our team will provide you with expert advice that will add value to your property project.
Carefully selected, the plots of **land, chalets and apartments** we offer are distinguished by **their authenticity, their immaculate presentation and their comfort..**

How to rent out your property with BO Immo?

1

We estimate the rental value of your property.
Rates vary according to the season.

2

You sign our rental agreement and determine the tasks you wish to entrust to us.

3

Our team can provide you with advice and tips on how to enhance and promote your property.









What is the amount of our management fees?

Our management fees are 30% including VAT (25% excluding VAT) of the rental amount.

OUR MANAGEMENT FEES INCLUDE THE MANAGEMENT OF CANCELLATIONS AND DAMAGE CAUSED TO THE PROPERTY (when renting through our agency).

We take all necessary steps, such as:

For the management of damage caused by a tenant:

- We take the necessary steps and do our utmost to ensure that any breakages or damage to the property are repaired as quickly as possible. You will also be notified.
- With regard to payment, we either use the security deposit paid by the tenant on arrival, or we claim on their insurance or the insurance we offered them at the time of booking.

For the management of cancellations:

- We ensure that the owner suffers as little financial loss as possible due to the cancellation of a rental. The deposit paid by the tenant is retained by the agency, unless we are able to re-let the cancelled stay.





How does a typical rental work ?

1 • MARKETING THE PROPERTY

We work with a **professional photographe**r to showcase your property when we market it.

Your property listing will be carefully crafted and posted **on several websites specialising** in holiday rentals.

2 • DRAFTING THE RENTAL AGREEMENT

This is signed between the agency and the tenant. The owner will never be in direct contact with the tenant. **Arrivals and departures are available on any day of the week. Check-in is from 5:00 pm, and check-out takes place between 8:00 am and 9:00 am. Arrival and departure days are only imposed during high season.**
Our properties are available for stays of at least 2 nights throughout the year, with a minimum stay of 5 nights during the peak season.

3 • PREPARING THE PROPERTY

Before each arrival, we ensure that the property is fully prepared to welcome your guests. This includes:

• We switch on all appliances and equipment and check that everything is working properly (heating, hot and cold water, refrigerator, television, etc.).

• We carefully inspect the cleanliness of the property before every arrival and, where necessary, carry out additional cleaning to ensure it remains spotless throughout the season.

• During the summer season, we prepare the outdoor areas by sweeping balconies and terraces, cleaning balustrades, and arranging the outdoor furniture to create a welcoming atmosphere.

• We also provide, for each stay, one toilet roll in every WC, a bath mat in each bathroom, a hand towel in any separate toilet with a washbasin, and a bin liner in every bin.

• Finally, we give your guests a warm welcome with a small complimentary gift, which may include locally sourced or artisan products such as craft beers, locally produced apple juice, a wooden chopping board, cured sausage, or similar regional specialities, depending on availability.

4 • ON THE DAY OF THE TENANT'S ARRIVAL

We welcome guests to our office to finalise any outstanding payments (tourist tax and optional extras) and collect the security deposit.
Once everything is in order, we accompany guests to the property. They then complete a pre-prepared digital check-in inventory, allowing them to inspect the property and easily report any issues.

We also carry out a courtesy visit to introduce the property, explain how the equipment and appliances work, and provide any useful information or specific instructions for their stay.

5 • DURING YOUR STAY

We remain available throughout our guests' stay and are on hand whenever assistance is required. We also carry out a courtesy visit for guests who arrive late in the evening or during the night.

At the end of their stay, guests complete a digital check-out inventory using the same process as on arrival.
Where end-of-stay cleaning is not included, an appointment is arranged to inspect the property's cleanliness. If end-of-stay cleaning is included, it is carried out by our housekeeping team and subsequently checked by our quality supervisors.

6 • INTERVENTION IN CASE OF PROBLEMS

We intervene directly or call in a tradesperson if necessary (e.g. water leaks, Wi-Fi or TV problems, malfunctioning appliances, changing light bulbs, etc.).

We are always available, even in the evenings, at weekends and on public holidays (from 8 a.m. to 11 p.m.), so that we can respond to emergencies.

7 • ON THE DAY OF DEPARTURE

Guests complete a digital check-out inventory before their departure. **The property is then inspected** by our team to verify its condition and, where applicable, identify any damage or other issues.

What additional services do we offer tenants?

In addition to the rent, we offer certain additional services, such as:



What additional services do we offer to property owners?

In addition to letting services, we offer other services that can simplify the management and maintenance of your flat. 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. Mattress protectors are cleaned when we deem it necessary, usually several times a season).



Chimney sweeping (to be carried out once a year).



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 flat or chalet (to be carried out at least twice a year).



Certain administrative tasks (e.g. opening a telephone line, activating Wi-Fi, etc.).



In the event of a delivery or intervention by a tradesman that requires the presence of a member of our team on site, you will be charged according to the time spent.



If the property is offered for rent in the summer, we will take care of subscribing to the 'multipass' system offered by the Portes du Soleil association (the price varies each year and is set annually by the Portes du Soleil Association). This subscription fee is payable once a year.

These services are invoiced to the owner.

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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

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