

# **munich properties mietwohnungsbörse.de**



THE FREE ONLINE PORTAL FOR TENANTS AND LANDLORDS

*Now with a one year  
rental guarantee!<sup>4)</sup>*

# THE SERVICE PACKAGES

Professional landlord service – tailored to your needs: Our package offers allow you to flexibly and cost-effectively choose the precise services you require for successfully renting out your property.

	Package NO FEE	Package 1 <sup>1</sup> BASIC	Package 2 <sup>1</sup> STANDARD	Package 3 <sup>1</sup> COMFORT	Package 4 <sup>1</sup> CAREFREE	Package 5 <sup>1</sup> PRO
free	0,5 MR <sup>3</sup> plus VAT	1,0 MR <sup>3</sup> plus VAT	1,5 MR <sup>3</sup> plus VAT	2,0 MR <sup>3</sup> plus VAT	1,3 MR <sup>3</sup> plus VAT	
free	0,60 MR <sup>3</sup> incl. VAT	1,19 MR <sup>3</sup> incl. VAT	1,79 MR <sup>3</sup> incl. VAT	2,38 MR <sup>3</sup> incl. VAT	1,55 MR <sup>3</sup> incl. VAT	
<b>mietwohnungsbörse.de</b>						
Free property publication on mietwohnungsbörse.de	■	■	■	■	■	■
Free tenant placement via mietwohnungsbörse.de	■	■	■	■	■	■
<b>Analysis &amp; Consultation*</b>						
Rent analysis: reliable determination of the market rent (rent control/rent index)	-	■	■	■	■	-
Housing market analysis: Comprehensive information on the value and location quality of your property.	-	■	■	■	■	-
Target group analysis: Who's the right tenant for my property and who would be a good fit?	-	■	■	■	■	-
Consultation appointment in one of our branches	-	■	■	■	■	-
Consultation appointment at your home/property	-	-	-	■	■	-
<b>Marketing*</b>						
Creation of professional and informative photos for marketing purposes	-	-	-	■	■	-
Creation of a high-quality exposé, adapted to the respective target group analysis	-	-	■	■	■	■
Online advertising of the property: Publication on mietwohnungsbörse.de and all common property portals (immobilienscout24.de, immonet.de, immowelt.de etc.)	-	-	-	■	■	■
Preparation of floor plans	-	-	-	■	■	■
Drawing up of floor plans, if these are not available	-	-	-	-	■	-
<b>Application management*</b>						
Provision of a list of potential tenants. Prospective tenants for personal contact	-	■	■	■	■	■
Arrangement of viewing appointments with existing customers from our customer file/database as well as from Mietwohnungsbörse.de	-	-	■	■	■	■
Qualification of new prospective tenants	-	-	-	■	■	■
Arrangement of viewing appointments with the new prospective tenants	-	-	-	■	■	■
Carrying out viewing appointments in the property	-	-	-	■	■	■
Checking the creditworthiness of the potential tenant (SCHUFA)	-	-	-	■	■	■
Property tracking of all marketing activities vis-à-vis the landlord	-	-	-	■	■	■
<b>Rental agreement conclusion*</b>						
Coordination of a rental agreement appointment at one of our branches	-	-	-	■	■	-
Provision of a daily updated/legally secure standard rental agreement from the homeowners' and landowners' association	-	■	■	■	■	-
Preparation of individual agreements for the standard rental agreement	-	-	-	-	■	-
Supervision of the rental agreement signing with all parties in one of our branches, clarification of any questions regarding the agreement and help with the rental agreement	-	-	-	■	■	-
Coordination of the handover date	-	-	-	-	■	-
<b>Flat inspection and handover*</b>						
Preparation of an acceptance report from the previous tenant	-	-	-	-	■	-
Acceptance of the flat from the previous tenant (on site)	-	-	-	-	■	-
Preparation of a handover protocol	-	-	-	-	■	-
Handover of the flat to the new tenant (on site)	-	-	-	-	■	-

\* The implementation is carried out by our specialist staff of trained and experienced real estate professionals with IHK qualifications. 1) Packages 1 to 4 can only be booked by private landlords. 2) Package 5 can only be booked by owners of multi-family houses, property managers and portfolio holders with a rental volume of at least 3 properties per calendar year. 3) MR = monthly rent. 4) Only possible with package 4.

**The commission is only due upon conclusion of the rental contract. There is no commission if it falls through.**

**The brokerage fee is tax deductible!** The broker's commission is put into perspective when you offset your own time and costs. What's more, you can deduct the broker's fee in full for tax purposes.

## THE SPECIALS <sup>4)</sup>

**One-year rental guarantee:** Rent out now with Aigner Immobilien and we guarantee you a new tenancy free of charge if your tenant gives notice within the first 12 months. You don't have to worry about anything else and can get a new tenant stress-free.

**Regular customer package for repeat landlords:** Have you already rented out your flat through us? The next time you rent out the same flat, you'll receive the Carefree Package for the price of the Comfort Package. You save: 0.5 MR

# THE REVOLUTION IN REAL ESTATE LEASING

With our 5 individually selectable service packages, we offer landlords professional service – tailor-made for their respective needs, at incredibly favourable conditions. Our service package 0 is revolutionising the rental market: Our new online portal **www.mietwohnungsbörse.de** offers landlords and tenants a revolutionary service free of charge! We give you a platform – at no charge, without fees or costs – whether you're offering a flat or interested in renting. Enter your rental property or your applicant profile and benefit from an up-to-date automated marketplace that directly connects landlords and tenants.

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## THIS IS HOW EASY THE THE FREE RENTAL FLAT EXCHANGE WORKS:

### FOR LANDLORDS

#### Advertise your property and find a suitable tenant

Landlords can search for suitable tenants for their property and display the anonymised search profiles of registered future tenants. Landlords can now offer their property to all suitable potential tenants via **www.mietwohnungsbörse.de**. The prospective tenants are given the landlord's contact details to arrange a viewing.

### FOR RENTERS

#### Search for a property and register as a prospective tenant

As a possible tenant, you can search for current properties, register search requests for free and present your individual search profile to potential landlords anonymously. Direct applications for specific rental offers can be sent directly to the landlord (after registration has been approved). The prospective tenant is given the contact details of the landlord so that a viewing can be arranged directly.

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Since this purely online-based service package (zero-rate package) doesn't include any personal service (such as phone or in-person consultation, carrying out viewings, credit checks, tenant selection, tenancy agreement, acceptance and handover, etc.) by employees of Aigner Immobilien GmbH, everyone can use this service free of charge. Should you as a landlord require the personal services of our rental experts, you can book one of our flexible service packages. You can find the scope of services of the individual packages in the table overview inside.

**mietwohnungsbörse.de** 

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## YOUR TEAM

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## COMPELLING REASONS FOR RENTING THROUGH AIGNER IMMOBILIEN GMBH

### Reliable determination of the market rent

What's too much – what's too little? You don't want to overcharge your tenant or lose sight of your return. Aigner Immobilien GmbH knows the market rent exactly, guaranteeing you the optimum combination of yield and tenant satisfaction. We also ensure compliance with the rent price brake so that you don't have to deal with any legal issues.

### Optimal presentation of your property

Are you looking for reliable tenants with a good credit rating? Then you also need to address your circle of prospective tenants with professional exposés and high-quality advertisements. Aigner Immobilien GmbH professionally presents your property. This includes first-rate photos, clean floor plans and complete documents.

### Professional advertising

Finding the ideal tenant often requires more than just advertising the property in one medium. Aigner Immobilien is well informed about the best platforms to advertise your property and find new prospective clients.

### Carrying out the viewing

The most worthwhile tenants are often on a tight schedule. This makes it difficult to reconcile the schedules of previous prospective clients and potential renters. Aigner Immobilien GmbH is happy to arrange and carry out viewing appointments – even outside normal business hours if necessary. We pre-qualify potential tenants. During the viewing, we not only show you the property, but we also make face-to-face assessment of the prospective tenant.

### Credit check

Aigner Immobilien GmbH compiles a pre-selection from the people who express a serious interest in the flat after the view-

ing. This is based on the tenant's self-disclosure as well as on the obligatory credit check, giving you the highest guarantee that you won't end up with a squatter.

### Preparation of the lease

Within the limits of the Legal Services Act, Aigner Immobilien GmbH helps you prepare the tenancy agreement using current tenancy agreement forms. This ensures that you don't have any invalid cosmetic repair clauses or other unfavourable clauses in the contract. Our service also includes a clean and meticulously documented handover of the flat. In addition, Aigner Immobilien GmbH can act as a witness during the handover of the flat in case there are any disagreements afterwards.

### Maintaining the landlord's privacy

Aigner Immobilien GmbH can also perform as important buffer between you and interested parties who didn't make the cut. This ensures that you aren't harassed by unwelcome phone calls after the renting process.

### More freedom

A successful society is built on the division of work, with each person taking on a role that matches their skills. Aigner Immobilien GmbH understands the real estate sector and involved parties. So why should you make the sacrifices? Your valuable time may be better spent hiring a professional rather than attempting to do the task yourself, as the end result is often superior.

### The brokerage fee is tax deductible

The time and expenses saved by the broker's commission underscores its true value. What's more, you can fully deduct the brokerage fee for tax purposes.