

VAT 01/01/2025 : 20%  
**Hourly fee: 95 € incl. VAT**

## RESIDENTIAL RENTAL MANAGEMENT

### Day-to-Day management

Toutes prestations non incluses dans la rubrique « prestations particulières » (cf. ci-après).

### Special Services

Guarantee against non-payment of rents

Security of tenure (Rental Deficiency )

Security of tenure (Rental Vacancy )

Assistance to property income statement

Management of works decided by the principal

Representation of the landlord to General meetings

Administrative fees for litigation costs against tenant (bailiff, legal costs)

Administrative fees for handling insurance claims

Taking possession and receipt of premises by the VEFA

Insurance PNO – Insurance Broker

Fees for inventory of property and fixtures and fittings

**6,50% incl. VAT** of sums collected

3% incl. VAT of invoiced rents and expenses

350,00 € incl. VAT

1,75 % incl. VAT of invoiced rents and expenses

Hourly fee

Hourly fee

Flat fee : 250,00 € incl. VAT

Hourly fee

Hourly fee

Flat fee : 350,00 € incl. VAT

96,10 € incl. VAT/ lot/an si copropriété et si < à 200 m<sup>2</sup> habitable

3 € incl. VAT/m<sup>2</sup> of usable surface area or living surface

## RENTALS

### For leases subject to the provisions Act of July 06, 1989

#### Fees incl. VAT to be paid by the tenant

\* Fees for visit, administrative fees and for drafting of lease

\* Fees for inventory of property and fixtures and fittings

#### Fees incl. VAT to be paid by the landlord

\* Negotiation fees

\* Fees for visit, administrative fees and for drafting of lease

\* Fees for inventory of property and fixtures and fittings

### For other leases

Commercial buildings, industrial premises, professional premises, offices, lands

8/10 ou 12 € incl. VAT/m<sup>2</sup> living surface (based on geographical area)

3 € incl. VAT/m<sup>2</sup> living surface

2 € incl. VAT/m<sup>2</sup> living surface

8/10 ou 12 € incl. VAT/m<sup>2</sup> living surface (based on geographical area)

3 € incl. VAT/m<sup>2</sup> living surface

24 € incl. VAT /m<sup>2</sup> of usable surface

(to be shared by the landlord and the tenant)

## SALES TRANSACTION

### RESIDENTIAL PROPERTY/ BUSINESS PROPERTY

From 0 € to 99.999 € - Flat fee: 6.000 € incl. VAT

From 100.000 € to 199.999 € - Flat fee: 7.000 € incl. VAT

From 200.000 € - Fees: **5% incl. VAT of the sale price**

### BUSINESSES

Fees: **5% incl. VAT of the sale price**

### Expertise Immobilière – Administration de Biens – Transaction - Consulting en Stratégie d'Entreprise

Sarl LAZARE INVEST IMMO capital of 434.000 € - 820 618 940 RCS Nantes – Head Office : 145, route de la Gare – 44120 VERTOU  
 Professional Card : CCI Nantes Saint Nazaire – Transaction & Residential Rental Management : CPI 4101 2016 000 010 194. Code APE 6831Z  
 Financial Guarantor : GALIAN – 89, rue de la Boétie – 75008 PARIS – N° TVA intracommunautaire : FR 33 820 618 940  
 Insurer RCP : MMA IARD – 14, boulevard Oyon – 72030 LE MANS CEDEX 9