

INFORMATION ABOUT THE SERVICES OFFERED BY CORDIA PROPERTY MANAGEMENT

KITCHEN DESIGN AND IMPLEMENTATION

In those projects where the kitchen is not included in the purchase price, the entire kitchen furniture is designed in cooperation with our clients (or without involving them, upon request). We provide a proposal for the materials, colors and kitchen appliances to be used, and then have the kitchen furniture manufactured and installed by our contracted partners and inspect the work on site. The design plan and the purchase price of the kitchen furniture are individually approved by the client.

INTERIOR DESIGN

This service includes the complete furnishing of the property. As a first step, together with a team of experts, a unique concept is developed for each apartment, taking into account the specifics of each one of them. We then buy and install furniture/furnishing that will help maximize the rental fee on the long term.

The experience we have gained over many years helps us determine exactly what products, and what quality is worth purchasing for investment properties. This means that our clients will not spend money on unnecessary equipment, while the apartment will contain everything that the future tenants might expect, so no additional unforeseen costs will occur later. In this way, modern interior design and design elements can be combined with practicality and cost-effectiveness, without having to pay any additional fees for interior design or investment consultancy.



From 1 January 2022, the interior design fee for studio apartments is from HUF 2,200,000 (including VAT), for one bedroom + living room apartments from HUF 2,750,000, for two bedrooms + living room apartments from HUF 3,300,000, and for three bedrooms + living room apartments from HUF 3,900,000. The final quote is provided upon the layout and any extra options requested.

This amount includes the price of all bigger pieces of furnishing, such as: bed, nightstand, wardrobe, sofa, living room wall, dining table and chairs, and of all complementary products, such as: curtains, carpets, kitchenware, dishes, bedding and covers, bathroom products, lamps, pictures and decorations. In addition, it also includes the price of transportation, loading, electrical installation, assembly, packaging material transport, cleaning and the Cordia Property Management fee. Please note that the purchase price of the kitchen furniture and kitchen appliances is not included in the above amount, but we will be happy to help you with the design and installation of kitchen furniture and the purchase of kitchen appliances (see kitchen design and implementation).

If you need any additional items (e.g. air conditioning, built-in furniture, other electrical equipment, outdoor furniture, etc.), or would like some help for matching the kitchen with the furniture, we would be happy to help you with this, too. The price of the furniture package is to be paid in a single payment before starting the work, latest before the technical handover of the property. The interior design works will begin upon the conclusion of the contract, the payment of the service fee and the handover of the keys.



RENTAL

This service includes the presentation of the apartment to potential tenants, communication to the owner about offers received, the collection of the deposit, the preparation of the lease agreement and all other necessary documents, the managing of the conclusion of the contract, the last step of which will be that the tenant hands over the deposit and the fees of the first month to the owner. For apartments where we perform the property management, the contract is concluded without the involvement of the owner. Service fee: one month's rent+VAT. The average rental fee for the apartments on the **Corvin Promenade** furnished by us is as follows:

Studio apartments	From HUF 160,000 + bills
One bedroom + living room apartments	From HUF 255,000 + bills
Two 2 bedrooms + living room apartments	From HUF 315,000 + bills

(The prices above apply to Corvin Promenade as of 01.10.2021)

The presentation of the apartments furnished by us already starts during the interior design process, so in most cases, by the time the apartment is completed, the lease agreement is already signed. The fee of the above service: one month's rent+VAT.

IMPLEMENTATION OF STRUCTURALLY COMPLETE APARTMENTS

Through our contracted partners, we undertake the **complete construction** of structurally complete, ready-to-own apartments (flooring and tiling, mechanical and electrical works, plasters, painting, etc.) as well as the development of high-quality individual interior decoration solutions and comprehensive interior design works for apartments, with short deadlines (subject to capacities). In each case, visual designs and budgets are approved individually.

TECHNICAL HANDOVER AND APARTMENT HANDOVER

The service includes a preliminary technical inspection, the technical handover either in the presence or in the absence of the owner, the preparation of a defect list, all paperwork, later the verification of whether the logged errors have been corrected, the apartment handover after the purchase price payment, and the delivery of keys/tokens. The service fee (including VAT) is HUF 150,000 or EUR 430, which is to be paid as a lump sum prior to the technical examination.

This service is only available upon the purchase of the complete package (all other services).



ACCEPTANCE OF CUSTOMER TECHNICAL MODIFICATION WITH INTERIOR DESIGN CONSULTANCY

Within the framework of this service, our interior design and interior decoration experts provide a precise proposal for the stylish design of the apartment according to your needs, and will take over tasks from the client, including the selection of flooring and tiles, interior doors, bathroom sanitary equipment, etc. They also help in choosing the accessories (e.g. air conditioning, alarm, blinds, bidets, shower trays, decorative tiles). The fee of this service is HUF 150,000 or EUR 430, including VAT. **(The prices above apply to Corvin Promenade as of 01.10.2021)**

PROPERTY MANAGEMENT

After signing the lease agreement, this service starts with the tenant moving in, recording the meter readings and the inventory, later includes arranging the payment of the rent and utility fees, dealing with warranty and non-warranty issues within the entire rental period, the payback of the deposit to the tenant when moving out, and the assessment of the condition of the apartment **several times a year**. This includes, but is not limited to, the change of title of the electricity meter and the representation at the general meetings of the apartment owners. The service fee is 12%+VAT of the annual rental income.

CORDIA MARKETPLACE (FREE SERVICE)

We would like that our customers are always well-informed about the market value of their apartments and their rental possibilities, which is why the Cordia Marketplace service was introduced. We have launched this service so you can contact us with any issues, such as: „I don't know how much rental fee I could ask for my apartment” or “I would like to renovate my apartment, but I don't know how to do it in order to make the property marketable again, and I can't find a contractor to do the work.” This service is completely free of charge. Contact us and we will provide you with regular assistance to make your investment work!



CORDIAPM
Property Management

