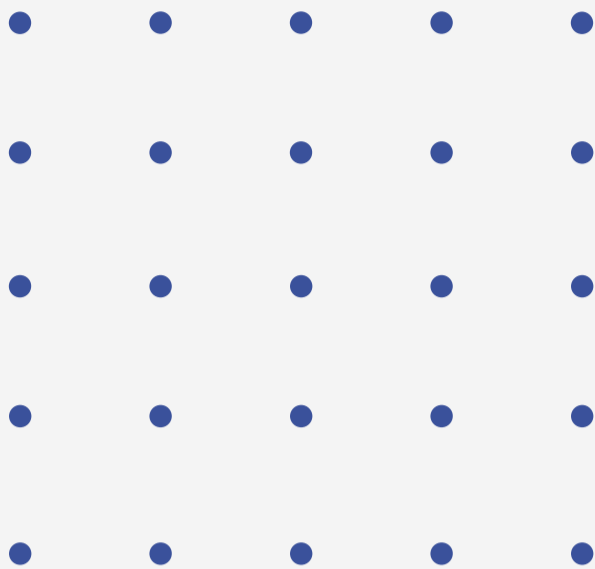
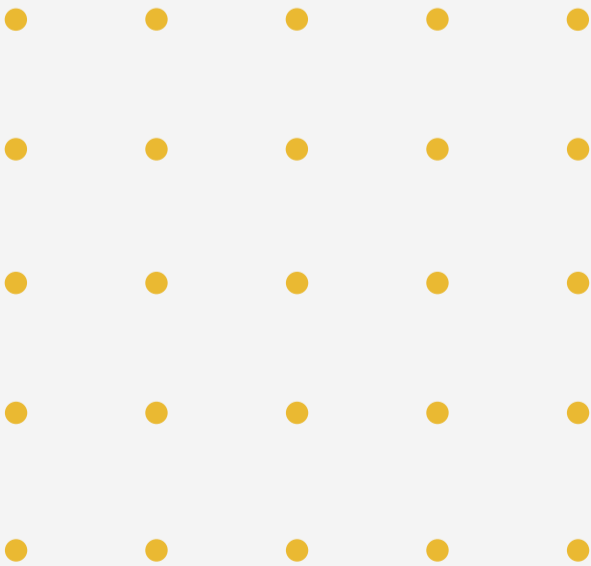


PROPERTY MANAGEMENT



INTTI
SERVICES
CLEANING & MAINTENANCE ®
PROPERTY MANAGEMENT



We take care of your property in
the Algarve

What we do

INTISERVICES is a 100% Portuguese company located in the Algarve, dedicated to integrally managing properties for owners who wish to monetize their seasonal property in the Algarve.

We work in the areas of Albufeira, Salgados, Vilamoura, Alvor, Portimão, Sra. da Rocha, Porches, and Vale do Lobo.

Under INTIHOLIDAYS trademark, we promote your property and take care of it as if it were our own.



THE ADVANTAGES OF CHOOSING OUR SERVICES

- 1 PROFITABILITY**
Earn money with your property.
We take care of your accommodation and put "online" all the announcements.
- 2 RECEIVE DIRECTLY**
We are transparent in our partnerships so, as the owner, you will receive your rental income from the guests directly.
- 3 IN-PERSON CHECK-IN AND CHECK-OUT**
Whatever the hour, all check-ins and check-outs are done personally. We love to meet and greet our guests and of course we take care of your property as if it were our own.
- 4 PREVENTIVE MAINTENANCE**
We have our own maintenance team capable to solve all minor issues that could occur on your property.
- 5 RIGOROUS CLEANING AND SANITIZING SERVICES**
Our hygiene and sanitization procedures are the most rigorous and we respect all hygiene and safety protocols.
- 6 REAL-TIME CALENDAR SYNCHRONIZATION**
We use a "Channel Manager" which allows us to synchronize, with a single click, all website calendars and rates where your property is advertised.
- 7 OWNER'S ACCESS**
You will have access to your property calendar where you can safely and easily consult all your reservations.
<https://owner.talkguest.com>
- 8 DIGITAL WELCOME BOOK**
All properties we manage have a digital welcome book. This outstanding interactive and constantly updated book contains all the rules of use of the property and much more.

1

PROFITABILITY

Your property is advertised on the most important distribution channels, called "OTA" (Online Travel Agencies).

- We prepare all descriptions in 4 languages (Portuguese, French, Spanish and English).
- We take high quality professional photographs.
- We insert all existing amenities of your property.
- Full transparency with the owner and the guests.
- We have previously carried out a market study.
- We define the sales strategy together.
- We follow market trends (supply / demand) to implement our pricing policy.

We work with



Aveiros by the Sea
Albufeira

2

RECEIVE YOUR RENTAL INCOME DIRECTLY FROM GUESTS

We are transparent in our partnerships, so you as the owner will receive your rental income from guests directly, who will pay you by bank transfer.

30%

Our commission fee (VAT included)
(applied to each reservation after deducted OTA website's fee.
This amount may vary from one site to another).

1.827,00 €

Total amount paid by the guest
(ie: for a 7 nights stay)

274,05 €

OTA website commission fee
(15%)

1.552,95 €

Amount received from OTA website
on the owner's account

Vanda Fernandes
Unipessoal Lda .

30%
465,89 €

Owner

70%
1.087,07 €

Example for a 3 bedroom villa located at Praia da Galé - Albufeira in a private condominium
(From 16th to 23rd July)



3 IN-PERSON CHECK-IN AND CHECK-OUT

Whatever the time, all check-ins and check-outs are in person.

- We build trust and confidence with guests.
- We check and confirm guest's ID on site.
- We guarantee that the number of people corresponds to the reservation.
- We check the house inventory together.
- We make sure everything works.
- We receive the agreed safety deposit from guests. (if applicable).

4 PREVENTIVE MAINTENANCE

For small last minute issues, our maintenance team will be available as it is part of the INTISERVICES staff.

Costs for these services will be billed as requested and required. However, the owner will always be informed before hand of any intervention on our part.

5 RIGOROUS CLEANING AND SANITIZING SERVICES

Our hygiene and sanitization procedures are the most rigorous and we respect all hygiene and safety protocols.

All accommodations (AL) that we manage have the registration number (RNAL) and the Clean & Safe seal, which requires the implementation of an internal protocol in accordance with the recommendations of the DGS (Directorate General for Health in Portugal) ensuring social distancing and the necessary hygiene to avoid Covid-19, all risks of contagion and ensure procedures in order to convey the safety and the well-being of all guests.



6

REAL-TIME CALENDAR SYNCHRONIZATION

We use a "Channel Manager" which allows us to synchronize with one click all websites calendars where your property is advertised and much more.



7

OWNER'S ACCESS

You will have access to your calendar where you can, safely and easily consult all your reservations.

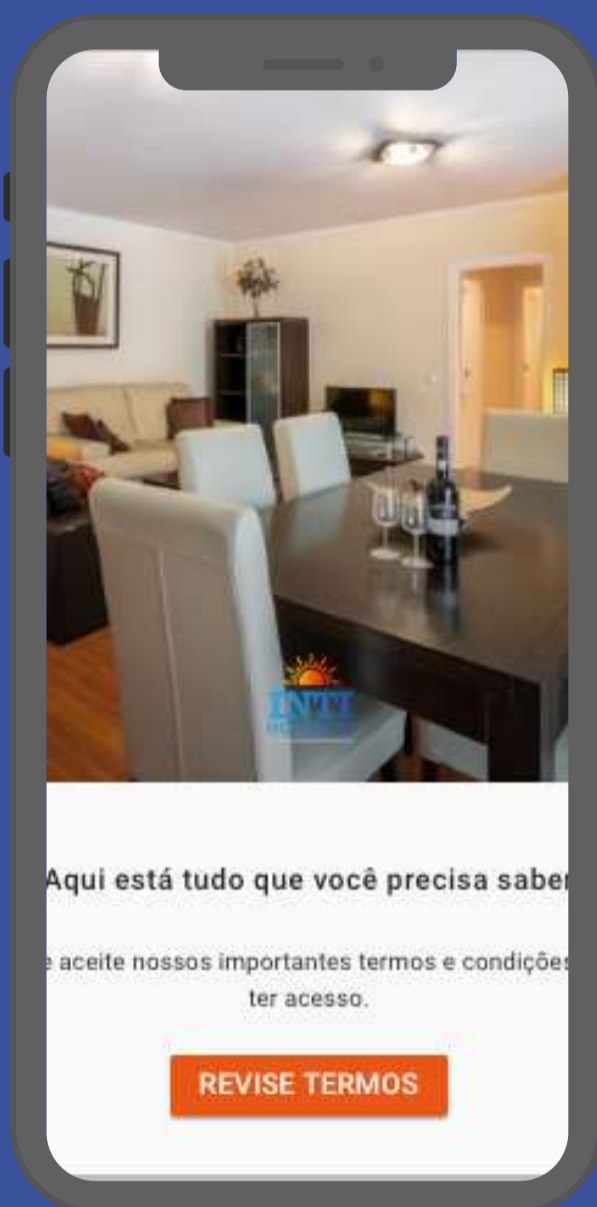
<https://owner.talkguest.com>



8 DIGITAL WELCOME BOOK

All of our properties have a digital welcome book.

This book is interactive and constantly updated as it contains all the rules of use of the property as well as useful and important information to ensure our guests have the most enjoyable and memorable stay with us.





OUR PROPERTY MANAGEMENT SERVICES AT A GLANCE

- Multi platform advertising
- Calendar and tariff synchronization
- Market analysis and tariff optimization
- Digital marketing and social media (Facebook & Instagram)
- In-person check-ins & check-outs
- Cleaning and laundry service
- Communication of accommodation bulletins to SEF
- Legal consultancy and advisory
- Issuing and sending receipts related to guests stays (*)
- 24/7 assistance to guests
- Permanent maintenance service (**)
- Own website for direct bookings
- Translation of ads in 4 languages
- Owner's area
- Professional quality photographs
- Dedicated account manager
- 4K video of the property

(*) Subject to a fee of €2.00 per issue/send of receipt (uni.).

(**) In case of emergency but subject to possible additional costs.

Vanda Fernandes Unipessoal Lda
NIPC: 515 312 118



- SuperHost Airbnb since 2013
- We manage 36 properties in the Algarve
- We have already welcomed more than 6,500 guests
- Average satisfaction score of 8.6 to 9.3 on Booking.com
- 35,000 visits and 12,000 Google searches
- 4.6 points satisfaction rating on Google My Business
- 45.4% of bookings received directly



WHAT CAN YOU EXPECT FROM US

- Experience of more than 15 years
- Total clarity and transparency with the owners
- 24/7 customer service
- Return on investment
- Check-in and check-out in person
- Guest payments directly to your account
- Monthly reports
- Access to the owner's area via our channel manager website

TAXATION (*)

If the owner is not resident in Portugal (as for example)

Option 1

The owner declares a rental annual income of € 11,250.00 (in this case, owner is not subject to 6% VAT).

The Portuguese Tax Administration (AT) will take into account 35% of the annual income for tax purposes and the tax payable will be 28%.

Owners declares :	11 250,00 €
35% of 11 250,00 €	3 937,50 €
28 % of 3 937,50 €	1 102,50 € (tax to be paid)

Option 2

The owner declares a rental annual income of € 13,000.00 (in this case, the owner is subject to 6% VAT).

The Portuguese Tax Administration (AT) will take into account 35% of the annual income for tax purposes and the tax payable will be 28%.

As the annual rent exceeds € 12,500.00, the owner should have a "simple" or "organized" accountancy in order to be able to make the VAT payments due.

In this case, some costs such as: water, gaz, electricity, internet, condominium expenses, insurance, painting, works and repairs of household appliances can be deducted and will be considered as deductible costs. (VAT paid quarterly).

The owner can also choose, at the beginning of the business, to be subject to VAT, even if the first year he only declares 10,000 € of rentals.

The VAT "regime" is compulsory for annual income above € 12,500.00

(*) This is for information purpose only and does not, in any way, dispense the opinion of a lawyer or a chartered accountant.

TAXATION (*)

If in the annual declaration of the IRS (annual declaration of income), taxpayers declare to have a accommodation residency in Portugal, they will be taxed at a single rate of 25%, and this rate will be focused on 15%, 35% or 50 % depending on the local accommodation modality they explore and also whether the property is located in a containment zone (but only in the case of houses and apartments).

Non-resident taxpayers can also apply the IRS scales under the conditions provided for in article nº 68 of the CIRS, and, if they do so, to define the income range in which they are inserted, the income will be recorded. received in Portugal as well as the income obtained in the country of residence.

The activity of AL (Seasonal rental) generates land income, which is taxed in category F, by applying an exemption rate of 28% (both in terms of IRS and in terms of IRC).

(*) This is for information purpose only and does not, in any way, dispense the opinion of a lawyer or a chartered accountant.

SOME OF THE PROPERTIES WE MANAGE IN THE ALGARVE



T1 - Quinta do Vale
Galé - Albufeira



V2 - Orangerie CA
Vilamoura



T1 - Monte Laguna
Vilamoura



Studio - Silchoro
Albufeira



T1 - Vale do Lobo
Almancil



T2 - Diamante 2
Vilamoura



V4 - Camacha
Boliqueime



T1 - Herdade dos Salgados
Albufeira



BE IN TOUCH AND FOLLOW US

Where we operate in the Algarve:

Vilamoura | Albufeira | Porches | Sra. da Rocha | Portimão
Alvor | Vale do Lobo

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