

Packages & Pricing



RENT 1 Month's Rent

- Advertising
- Qualify Prospects
- Viewing
- Lease Application
- Applicant Risk Assessment
- Negotiation
- Documentation
- Payment Management
- Move In Turnover Inspection

MANAGE .25 Month's Rent

- Repairs & Requests
- Support & Compliance
- Accounting
- Security Deposit Assessment
- Renewal Execution
- Move Out Turnover Inspection

Total 1.25 Month's Rent

Offered exclusively as a bundled package and may not be availed of separately. This integrated approach is intended to maintain the quality and consistency of the Services, protect the rights and interests of all Parties, ensure seamless continuity throughout the lease term, and promote the proper administration and implementation of the lease.

MOVE IN PREP .25 Month's Rent

- Sanitation (Cleaning of unit, grease trap, aircon)
- Bills Payment
- Repairs
- Purchasing
- Delivery Coordination
- Installation Coordination
- PMO Compliance

MOVE OUT REHAB For Quotation

- Sanitation (Cleaning of unit, grease trap, aircon)
- Rehab (flooring, etc)
- Replacements
- Repairs
- Restoration (repainting, etc)
- PMO Compliance
- Final inspections

FURNISHING From P1,000/sqm

- Furniture & Appliances
- Curation
- Sourcing
- Mood board
- Purchasing
- Delivery Coordination
- Installation Coordination
- PMO Compliance

STYLING From P500/sqm

- Accessories & Decors
- Curation
- Sourcing
- Mood board
- Purchasing
- Delivery Coordination
- Installation Coordination
- PMO Compliance

SALE 5% of TCP

- Advertising
- Qualifying
- Viewing
- Offer Letter
- Negotiation
- Documentation
- Full Turnover
- Title Transfer Tracking

DOCS PROCURE P75,000

- Condominium Certificate of Title
- Certificate Authorizing Registration
- Tax Declaration
- Real Property Statement
- Tax Clearance
- Mortgage Cancellation, etc

RENT

MANAGE

IMPROVE

SELL

ADVERTISING

We strategically market your property across multiple high-performing advertising platforms to maximize exposure, attract qualified prospective tenants, and reduce vacancy periods. In addition to public listings, we actively recommend your property to prospective tenants inquiring about similar properties within our portfolio, giving your listing additional exposure beyond traditional advertising. We also benefit from a strong network of repeat clients and referral-based inquiries, providing access to a steady pool of qualified renters. For select exclusive listings, we further enhance visibility through targeted paid advertising campaigns.

QUALIFY PROSPECTS

We review prospects' key requirements to ensure they align with the landlord's minimum leasing criteria before scheduling a viewing. This helps ensure property viewings are productive and reduces unsuitable prospects.

VIEWING

We walkthrough clients throughout the property and its amenities, highlight the property's best and unique features, as well as help prospects envision themselves living in the property.

LEASE APPLICATION

We provide comprehensive digital application forms complete with the applicant's personal information, employment details, occupancy history, delinquency history, along with their proof of income, visa where applicable, and identification. We also provide detailed offer forms that clearly outline all key lease terms, ensuring both parties are aligned before contract preparation and minimizing ambiguity, misunderstandings, and future disputes.

APPLICANT RISK ASSESSMENT

If we identify any actual or possible red flags in an application, we do further checks and we will share our findings, observations, and recommendations.

NEGOTIATION

We facilitate negotiations between the Owner and prospective Tenant to help both parties reach a mutually acceptable agreement. Throughout the process, we advocate for fair and reasonable terms while carefully considering the priorities and requirements of each party, resulting in a balanced outcome that works for everyone involved.

DOCUMENTATION

In addition to handling notarization and Property Management Office (PMO) registration, we provide a comprehensive Contract of Lease template that has been refined through years of practical experience across the properties we manage. Our contract includes carefully drafted provisions that are often missing from standard lease agreements, such as occupant registration requirements, preventive maintenance obligations, penalties for late rent and other payment defaults, security deposit assessment procedures for renewals and move-outs, the Owner's right to sell the property during the lease term, and many other provisions designed to minimize disputes and protect the interests of both parties.

PAYMENT MANAGEMENT

We coordinate and manage pre-move-in expenditures, including the payment of utilities and association dues, purchasing of required items, installations, notarization, and other related expenses. These costs are paid using the Tenant's initial payment (security deposit and advance rent), after which the remaining balance is accounted for and disbursed to the Owner.

MOVE IN TURNOVER INSPECTION AND REPORT

On the move-in turnover day, we conduct a walkthrough of the property with the Tenant to verify the inventory, test plumbing fixtures and appliances, and document the condition of the property. Any observations or findings are recorded in a detailed Move-In Report, which is submitted to both parties after the turnover.

REPAIRS & REQUESTS

We manage repairs & requests through our dedicated portal, where all necessary information, photos, and supporting details are collected upfront. This minimizes unnecessary back-and-forth communication and streamlines the process, allowing everyone to focus on timely approvals, repairs, reimbursements, and resolution.

SUPPORT & COMPLIANCE

We provide practical guidance to both Owners and Tenants on lease-related questions, responsibilities, and procedures to help them understand how the Contract of Lease is intended to operate. Where appropriate, we refer clients to the relevant provisions of the lease agreement, explain the available courses of action under the contract, determine responsibility for damages, repairs, and other lease-related obligations, collect and serve notices, encourage amicable resolutions during disputes, and promote compliance with the terms of the lease throughout the tenancy. This guidance is provided for general informational purposes only and does not constitute legal advice. For legal opinions or disputes, we recommend consulting a qualified lawyer.

RENT

MANAGE

IMPROVE

SELL

ACCOUNTING

We provide rent payment records upon request for accounts that receive rent via online banking. We also do computations in cases of overpayments and late payment penalties.

SECURITY DEPOSIT ASSESSMENT

We assess whether the security deposit remains intact by collecting bills, receipts, maintenance records, and current property photos from the tenant 30–60 days before lease expiration. This provides landlords with a clear picture of the property's condition and any outstanding obligations, enabling them to make informed decisions on lease renewal, accept the property's condition upon move-out, or require repairs, bill settlements, or other outstanding obligations to be completed before turnover.

RENEWAL EXECUTION

We collect renewal requirements, coordinate negotiations between the Owner and Tenant, prepare the renewal agreement and other pertinent documents, arrange signing and notarization, and register the renewal with the Property Management Office (PMO). Our goal is to ensure a smooth, timely renewal while maintaining accurate documentation and continuity of the tenancy.

MOVE OUT TURNOVER INSPECTION & REPORT

On the move-out turnover day, we conduct a walkthrough of the property with the Tenant to verify the inventory, test plumbing fixtures and appliances, and document the condition of the property. Any observations or findings are recorded in a detailed Move-Out Report, which is submitted to both parties after the turnover.

MOVE IN PREP

We prepare your property for move-in by coordinating all essential pre-occupancy requirements, including unit cleaning and sanitation, air conditioning and grease trap servicing, payment of outstanding utility and association dues, procurement of requested items, and the arrangement of any necessary repairs, installations, and deliveries. Our goal is to ensure the property is clean, functional, and ready for the Tenant's occupancy.

MOVE OUT REHAB

With our trusted tried and tested long time contractors, we rehabilitate tired properties to restore their condition and maximize their rental appeal. Works offered include repainting, floor replacement, repair or replacement of fixtures and fittings, countertop refinishing, tile regrouting, door jamb repairs, and other restoration works tailored to the property's needs. We oversee the project from start to finish: coordinating contractors, arranging property access and PMO requirements, and conducting final inspections. Having completed countless renovations across different developments, we know the process inside and out. We efficiently navigate PMO requirements, permits, bonds, authorizations, and documentation to avoid unnecessary delays.

FULLY FURNISHING

For bare or semi-furnished properties, we can transform your unit into a move-in-ready home by sourcing, purchasing, and coordinating the delivery and/or installation of furniture, appliances, fixtures, and accessories that today's tenants genuinely value. Every item is carefully selected based on functionality, durability, tenant appeal, and overall value—balancing quality with cost to maximize your return on investment rather than overspending on unnecessary upgrades. Our furnishing recommendations are based on years of leasing experience and tenant feedback, allowing us to prioritize features and specifications that make a property more competitive in the rental market. This approach has consistently helped our clients lease their properties faster, achieve higher rental rates, or both.

STYLING

For furnished properties that need a cohesive design or visual refresh, we offer styling and accessorizing services to create a cozy and inviting atmosphere. Whether the space feels dated, mismatched, overly bold, or simply lacks character, we carefully curate color palettes, décor, soft furnishings, and finishing touches that create a more polished and marketable home. Our styling is intentionally designed to appeal to a broad range of prospective tenants, incorporating versatile design elements that help them envision themselves living in the property while still feeling they have the freedom to make the space their own. We source, purchase, receive, and coordinate the delivery and installation of all selected items, overseeing the entire styling process from concept to completion.

SALE

We manage the sale of your property by handling strategic marketing, property viewings, buyer qualification, negotiations, documentation, payment coordination, and turnover. We also coordinate and oversee the transfer of ownership through our trusted third-party service providers, ensuring the process is completed smoothly and all parties remain informed every step of the way.

DOCUMENTS PROCUREMENT

If you are missing any of the documents required to complete a property sale, we can coordinate their procurement on your behalf through the appropriate government agencies and offices.