ERA GOLD

Lessors' Package



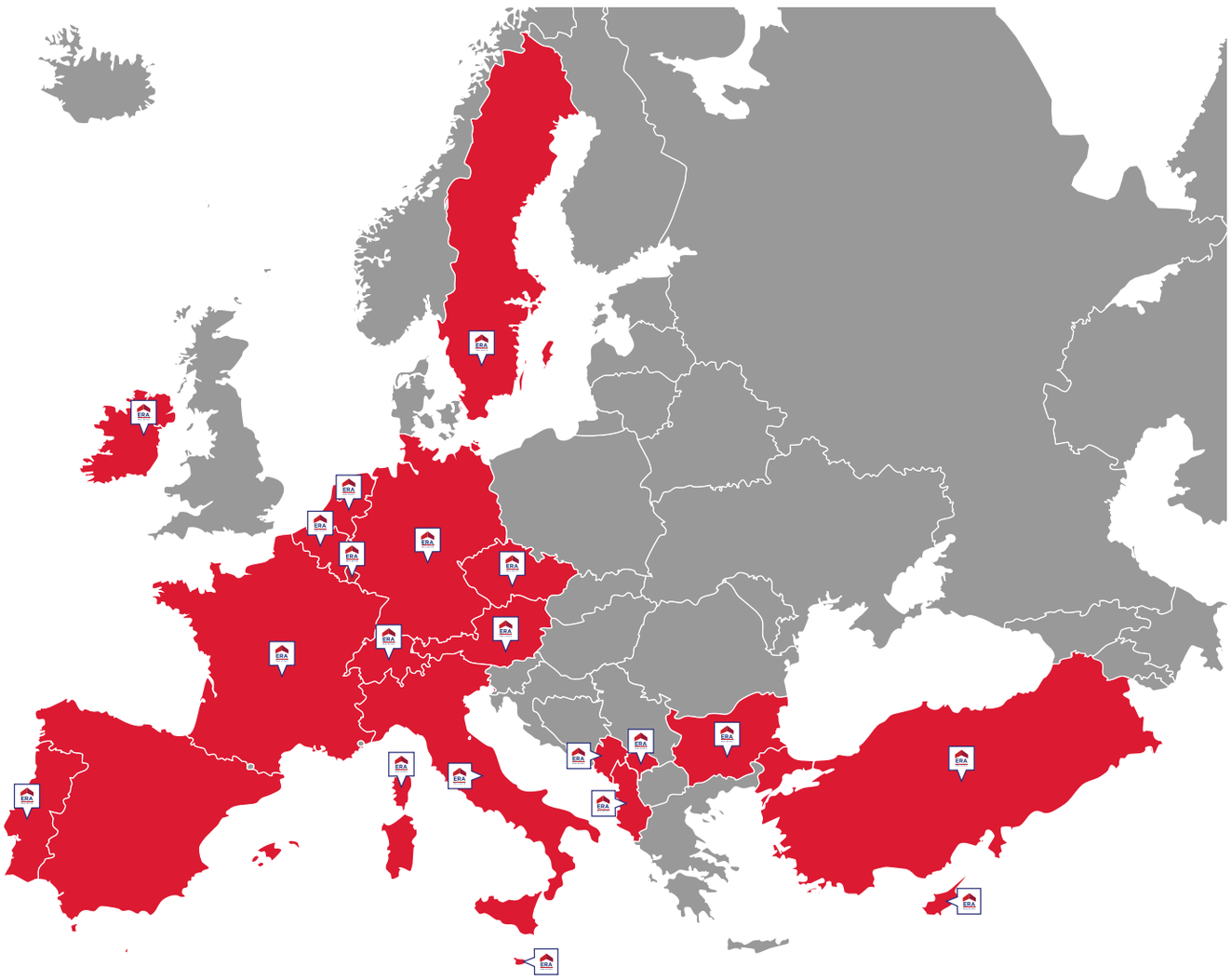
Our Story

Since its official launch in the United States back in 1971, ERA has grown into a real pioneer in the property retail industry. In a milestone move in 1993, the company, now named ERA Franchise Systems LLC, launched its European expansion with the first European office being set up in France.

Today, ERA Europe is one of the fastest growing residential real estate networks in Europe with more than 1,108 offices operating in no less than 17 European countries. Now ERA can be found in Albania, Austria, Belgium, Bulgaria, Cyprus, Czech Republic, France, Germany, Kosovo, Luxembourg, Malta, Montenegro, the Netherlands, Portugal, Sweden, Switzerland and Turkey. Earlier in 2022, ERA Real Estate set up shop locally, in the beautiful island of Gozo.

ERA's network includes approximately 39,000 sales associates worldwide and 2,350 offices in 39 countries and territories worldwide. Each office is independently owned and operated. Buyers and sellers of real estate across Europe can easily access the comprehensive services of ERA in most major and medium size cities, hence the collaborative approach by ERA's team and associates. To accomplish a high-quality service and efficient product delivery, ERA Real Estate integrates its ERA System and services over the ERA Internet System.

ERA Real Estate focuses on staying one step ahead, learning from its successes and mistakes. The company uses its global resources to understand what cultural adjustments are needed, to ensure methods, tools and systems are seamlessly integrated and well in place for better results.



Services

PROPERTY EVALUATION

Our skilled professionals will assess your property, providing you with a detailed analysis of its strengths and weaknesses, along with valuable insights into the current market status.

NEGOTIATING WITH RENTERS

The negotiation phase is crucial, and our experienced agents will leverage their expertise to secure the best price and conditions for your property. You can trust us to advocate on your behalf.

RENTING PROCESS OVERVIEW

Our knowledgeable agents will walk you through the renting process, ensuring you understand each step involved. We'll also provide a clear overview of the costs associated with renting your property.

ERA AGENTS PRESENT AT CONTRACTS

We will be there to support you during the signing of the rent. Our agents will ensure that you have a clear understanding of the process and guide you accordingly.

LISTING YOUR PROPERTY ON OUR WEBSITE

When we list your property on our website, our agents will capture its best features with high-quality photography to create a captivating listing. Potential renters will find a detailed description, attached floor plans, and other essential information.

FOR RENT SIGN

Once you enlist your property with us, you will automatically become eligible for one of our 'For Rent' signs, available in various sizes. Let your property stand out and attract potential renters.

Take Note

lessor = landlord
lessee = tenant

Tax Rebate

Land Lord is entitled to a 'Tax Rebate' if the contract signed is for :

Longer than 2 years;

1 bedroom = 200 euro
2 bedroom = 300 euro
3 bedroom = 400 euro

Longer than 3 years;

1 bedroom = 300 euro
2 bedroom = 400 euro
3 bedroom = 500 euro

Land Lord is also entitled to increase the rent after the 1st year of rental agreement up to 5%. this increase must be in proportion to the yearly adjustment of the Property Price Index (PPI) published by the National Statistics Office.

Residential Contract Types

Contracts:
Long residential = 1 year or more
Short residential = 6 months (contract of employment or educational document needed)
Shared space = 6 months
Duration:
Contract can only be 6 months or less / or 1 year or more; for anything in-between these two contracts
for example 7 months - a contract of 1 year would need to be signed with a mutual agreement for early termination.

Deposits

Long residential lets are expected to give at least 3 months notice, if the contract is terminated prior to 6 months or without notice the deposit may be withheld.

Short residential have the right to their deposit back with a 1 week notice given that 1 MONTH has past since the start of the contract.

Shared Spaces will lose the deposit if the leave before the 6 month contract is up.

For contracts of 2 years, the tenant will forfeit the deposit if they terminate the contract before 9 months have passed since the
commencement of the contract and after 1 year on contracts of 3 years.

Termination

This should be agreed upon and made clear between the lessor & lessee.

The housing authority will contact the lessor + lessee 4 months prior to contact expiration.

If the tenants leave the property without informing the landlord. The landlord must fill a 'request form for termination of lease registration.'

If the housing authority is not informed of the termination - termination must be written and sent to the tenant by REGISTERED MAIL - the contract is automatically renewed for 1 year.

Damages

If the damages exceed the amount of the deposit paid the landlord can open a dispute with the housing authority. It is important to know where the tenant is presently living or their place of employment. Legal charges will apply.

Important Notice

The housing authority must be informed once a rental agreement is formed. It costs 10 euro to register the contract with them and the form can be filed by anyone, it can even be done online rentregistration.ha@ha.gov.mt

Agents are not liable if the contract is not registered

Pay extreme attention when filling and registering contracts as once they are registered they cannot be amended. One would need to go through the termination process and start the process again.

Regarding rental property where the lesser or lessee is not living in the premises but the property is being rented out on AIR BNB (for example) the tourism authority needs to be informed to obtain a permit.

- The agreement should be registered within 10 days.
- When you sign and agreement its important to note that the expiry will be 1 day prior. For example a one year contract entered into on the 15th of January will expire the following year on the 14th of the month.
- When inputting the amount of rent onto the housing authority system the amount showed should be the annual amount NOT monthly.
- Collecting ID copies is extremely important especially for non-residents
- The person who registers the contract should be the person to terminate that contract. If not possible, you must visit the housing authority office.
- For housing schemes on rental contracts kindly contact the housing authority or visit their website on www.housingauthority.gov.mt




ERA GOLD
Sellers'
Packag

Listing Agreement


ERA
REAL ESTATE


ERA
REAL ESTATE

ERA MALTA

LESSORS' PACKAGE- LISTING AGREEMENT

Today the _____

I/We, the undersigned, _____ holder/s of ID Card No. hereinafter referred to as the **'Owner/s'**, and _____ hereinafter referred to as the **'Agent'** hereby appearing on behalf as a **ERA Real Estate Malta**, hereinafter referred to as the **'Agency'** in my capacity, as duly authorised by the real estate agency/franchise office I am representing.

This agreement refers to the property/properties situated at:

_____

_____

1. **Right to Market** - I/We, the Lessor's, hereby grant the Agent, or any other ERA Real Estate Malta Franchise Office, the right to market and offer for rent the above-mentioned property.

2. **Agreed commission Fee** - The fees when a property is rented through an ERA Real Estate Malta Franchise Office are:
   - **Residential Long Let (12 months and over):** 50% + VAT of first month's rent from both lessee/s and lessor/s
   - **Residential Short Let (6 months or less):** 10% + VAT of total rent from both lessee/s and lessor/s
   - **Commercial Lease:** 10% + VAT on 1 year rent from both lessee/s an lessor/s and 5% + VAT on the premium (if any)

3. **Informing ERA real estate** -I/we, the Owner/s, undertake to advise your agency/franchise office immediately in writing if the property is rented out or removed from the market.

4. **Lessee re-engagement** - In the event that a prospective lessee originally introduced to the property by the agency re-engages with me/us with the scope of renting the above-mentioned property, it shall be my/our sole responsibility to immediately inform the agency of this event.

5. **Termination** - If a potential Lessee has put in a security deposit and the deposit is forfeited in my favour, I agree to pay the agency a fee equivalent to 20% of the sum forfeited, Plus VAT.

6. **Data protection act** - I/We, the owner/s, confirm granting full rights to your agency to market the above-mentioned property, including through the display of related imagery, through the use of all available media, including but not limited to, websites (including the ERA Real Estate website) social networks, any kind of electronic media, the internet, etc. until such time as advised to the contrary by the undersigned in writing. We consequently waive any right we may have in the regard arising from the provisions of the Data Protection Act. ERA Real Estate undertakes to process all data in accordance with the General Data Protection Regulation (GDPR) and in line with the its Privacy Policy as published on its website at www.eramalta.com.

7. **Value added Tax** - VAT is calculated at the currently established rate of VAT.

8. **Minimum Fee** - The minimum fee chargeable as our agency service fee is set at Euro (Eur200) plus VAT.
Euros per rental agreement.

9. **Non-Exclusive Agreement** - This agreement is non-exclusive, meaning that you, the vendor, retain the right to list the property with any other real estate agency or sell the property independently. You are not obligated to pay any commission to us unless the property is sold as a direct/indirect result of our efforts. If the property is sold by another agency or without our involvement, no commission or fees will be due.

10. **Agreed Listing Price and Adjustments** - The listing price of the property, as agreed upon by both parties, is _____ Euro. This price includes our commission. Any adjustments to the listing price must be communicated to us in writing by you as the vendor.

_____ _____

Vendor's **The Agent obo ERA Real Estate**

*Each ERA Real Estate office is independently owned and operated.


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INSPECTION SHEET

Residential ☐	Commercial ☐

	Owner Details	Representative/Broker
Title		
Name & Surname		
Company Name		
ID No.		
Telephone / Mobile		
E-Mail		
Address Name		
Street		
Town		
Country		

Agency Details	
Inspection Date	
Inspecting Agent 1	
Inspecting Agent 2	
Contract type	
Agency Fee %	
Agreement Signed	Yes / No
Pricing	
Price inc. Agency	
Net Price	
Agent's Valuation	

Property Details			
Address No./ Name		Property Type	
Street		Selling As	○ Shell ○ Finished ○ Semi Finished ○ Furnished
Town		Present State	○ On Plan ○ Ready Built ○ Being Built ○ Unconverted
Landmark		Completion Date	
Ground Rent		Ground Rent Years Left	
Directions		Copy of Plan	
Area Description			
Longitude		Latitude	

Apartment Block Details (if applicable)		Viewing & Marketing	
Floor Level		Property Type	
Units in Block		Keys Provided	
Condominium Fee		Show Property on Website	

Measurements and others			
Internal sqm		External sqm	
No of Bedrooms		No of Bathrooms	
Internal Comments:			

Room Measurements

Bedroom 1	x	Bathroom 1	x
Bedroom 2	x	Bathroom 2	x
Bedroom 3	x	Toilet	x
Bedroom 4/ Bedroom 5	x | x	Laundry Room	x
Open Plan K/L/D	x	Terrace 1	x
Kitchen	x	Terrace 2	x
Living	x	Balcony 1	x
Dining	x	Balcony 2	x
Pool	x	Backyard	x
Garden	x	Garage	x
Washroom	x	Roof	x
Basement	x	Store	x

Listing Features

- ☐ Storage Room
- ☐ Life / Elevator
- ☐ Furnished
- ☐ Air Conditioning
- ☐ Swimming Pool
- ☐ Garden
- ☐ Garage
- ☐ Country Side

Interior Features

- ☐ Attic
- ☐ Bay Window
- ☐ Eat-in Kitchen
- ☐ Entrance Hall
- ☐ Fire Place
- ☐ Floor - Parquet
- ☐ Floors - Hardwood
- ☐ Floors - Heated - Partial
- ☐ Gas Stove
- ☐ Home Theatre
- ☐ Kitchen - Extra
- ☐ Kitchen/Dinette
- ☐ Library
- ☐ Maid's Bathroom
- ☐ Partially Furnished
- ☐ Play Room
- ☐ Pool - Indoor
- ☐ Toy Room
- ☐ Underfloor Heating
- ☐ Washing Facilities (in apartment)
- ☐ Washing Facilities (in building)
- ☐ Woodwork
- ☐ Built In Appliances
- ☐ Appliances Included
- ☐ Enclosed Shower
- ☐ Wallpaper
- ☐ En-Suite Bathroom
- ☐ Built-in Closet
- ☐ Upgraded Bathroom
- ☐ Crown Moulding
- ☐ Window Treatments
- ☐ Satin Paint
- ☐ Sauna
- ☐ Cloakroom

Orientation

- ☐ East
- ☐ North
- ☐ South
- ☐ West

Utilities & Appliances

- ☐ High Speed Internet
- ☐ CATV/cable
- ☐ Central Air
- ☐ Electrical Generator
- ☐ Energy Backup Unit
- ☐ Gas - Natural
- ☐ Geothermal Energy
- ☐ Gymnasium
- ☐ Heating - Block
- ☐ Heating - Liquid Gas
- ☐ Jacuzzi
- ☐ Life/Elevator
- ☐ Open Fire
- ☐ Satellite
- ☐ Security - System
- ☐ Security - Alarm
- ☐ Security - Surveillance
- ☐ Solar - Heating
- ☐ Water - Autonome
- ☐ Water - Tank
- ☐ Wheelchair Accessible
- ☐ Water Booster

Exterior Features

- ☐ Balcony
- ☐ BBQ Area
- ☐ Garage with Automaic Door
- ☐ Parking
- ☐ Playground
- ☐ Restaurant Area
- ☐ Roof Terace
- ☐ Terrace/Deck
- ☐ Soundproof
- ☐ Video Intercom
- ☐ Built-In BBQ
- ☐ Jacuzzi
- ☐ Pets Allowed
- ☐ Pets Not Allowed
- ☐ Private Swimming Pool
- ☐ Car Port
- ☐ Well
- ☐ Corner Lot
- ☐ Gated Community
- ☐ Outside of City
- ☐ Front Yard

General Features

- [ ] Needs Redevelopment
- [ ] Needs Renovation
- [ ] Renovated
- [ ] To Be Renovated
- [ ] Unfinished
- [ ] Shellform
- [ ] Furnished
- [ ] Partially Finished
- [ ] Unfurnished
- [ ] Finished
- [ ] Semi-Finished

Location Features

- [ ] City Center
- [ ] Near Airport
- [ ] Near Beach
- [ ] Near Children's Park
- [ ] Near Church
- [ ] Near Fitness Center
- [ ] Near Hospital
- [ ] Near Public Transportation
- [ ] Near Schools
- [ ] Near Shops
- [ ] Near to Wood
- [ ] On Quiet Road
- [ ] Outskirts
- [ ] Near Medical Center
- [ ] Near Restaurants
- [ ] Near Amenities
- [ ] Quiet Area
- [ ] Protected Landscape Area
- [ ] Near Harbour
- [ ] Near Marina
- [ ] Class C
- [ ] Class D
- [ ] Class A
- [ ] Class B

Views

- [ ] View - Lake
- [ ] CATV/cable
- [ ] Central Air
- [ ] Electrical Generator
- [ ] View - Golf Course
- [ ] Gas - Natural
- [ ] Geothermal Energy
- [ ] Gymnasium
- [ ] View - Valley
- [ ] Heating - Liquid Gas
- [ ] Jacuzzi
- [ ] Life/Elevator

Feedback Form

More about our Services

ERA
REAL ESTATE

Get to know more about ERA Malta

WWW.ERAMALTA.COM
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