



Dormehl Phalane™
PROPERTY GROUP

Company Profile

2022/2023



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ABOUT US:

If you are looking for a fresh and progressive approach, then Dormehl will surely impress you.

We are an ever-expanding company, with a hands-on approach, that is ideal for providing a premium service to all our Buyers, Sellers, and Tenants.

We offer a dynamic spectrum of Sales and Rentals services, which includes finding reliable Tenants & Managing the property, finding a Buyer for your Property, or, if you're the Buyer, finding a home for you to create memories.

OWNERS OF BUY-TO-LET PROPERTIES:

At Dormehl we strive to make sure you have the best tenants available, which is why we cross all our Ts and dot all our Is. We use a Tenant Profile Network, or TPN, to make sure that we have the best tenant for your property.

We also manage the admin on your behalf, so you have more time to relax. Our ever-growing brand and remarkable agents assist to attract a wide range of applicants to best suit your property's needs:

- Limiting your threat of defaulting tenants with an upfront comprehension credit
- Tenant profiling
- Lease documentation is signed on your behalf (subject to your approval)
- All transactions are done in real-time through the pay prop system
- Regular checkups on the property are done
- Collecting levies, lights & water, as well as providing statements, whether daily, monthly or yearly, plus having the benefit of generated statements for all parties

TENANTS:

We offer a 24 hours service in a professional and timely manner.

BUYERS AND SELLERS:

Buyers: We seek high and low to find the ideal home for you to share with your family & friends.

Sellers: We use our extensive network to get you the best market-related price for your property.

RENTAL SERVICE:

- Collecting rentals, disbursing & paying levies & rates
- Evaluating rental properties
- Liaison between Landlord & Tenant
- Regular Check-ups on Property
- Marketing the property through our network
- Safekeeping of tenant deposits
- Use of advance pay prop systems
- TPN (Tenant Profile Networking) landlord benefits
- Tenants ITC clearance
- Utility accounts paid on your behalf of the tenant
- Monthly reminders of rental payment to the tenant

FEE STRUCTURE:

- Monthly management fee is 10% plus VAT from the second month onwards
- The placement fee is 5% plus VAT on the overall gross rent received payable from 1st-month rent received
- 3% plus the VAT renewal fee if the tenant renews
- Procurement 10% plus VAT on overall rent received no management

COMMERCIAL RENTALS MANAGEMENT:

We at Dormehl also take on Commercial Rentals and seek to provide finding our clients the best tenant for their buildings, by specializing in the Management of Sectional Titles.

FINANCIAL MANAGEMENT:

- Assisting with drafting and signing of the rental agreements for the landlord's approval
- Preparing invoices for rental payments to tenants
- Monitoring/collection of monthly rental incomes from tenants
- Payment of standard monthly utility and service provider accounts
- Payment of additional maintenance, if and when required
- Monthly financial reports of income and expenses will be prepared

PROPERTY MANAGEMENT:

Routine checks for maintenance and compliance with safety Acts.

FEE STRUCTURE:

- Commercial management fee is 10% plus VAT on the gross monthly rent received.
- Procurement on 12 months and longer of the rental contract
- 5% plus VAT on gross rent received in years 1 – 2
- 2.5% plus VAT on gross rent received years 3 – 5
- 1.5% plus VAT on gross rent received years 6 – 8
- 1% plus VAT on gross rent received on the balance
- 12 Months and less 1st-month rent

Thank You