

Rental Guarantee Package

VALID UNTIL 30TH OF JUNE 2011

As an owner, we will guarantee you 5% of the purchase price as annual rental income for the first three years, whilst still allowing you to use your property for six weeks per year. This helps offset the initial cost of your purchase, Or can provide a useful source of secondary income. All properties at Girassois Lagoa Resort are fully managed and serviced by the resort's expert on-site rentals and maintenance company giving you complete peace of mind. This includes a daily cleaning service, on-site reception, property maintenance and a dedicated concierge service

Rental Guarantee benefits

- 5% per annum net guaranteed rental income for 3 years
- 6 weeks personal use of your property
- No Condominium charges and property taxes for 3 years
- Fully managed and maintained
- Furniture packs included.
- 10% off all resort facilities and services to owners

Frequently Asked Questions.

What contracts are involved?

The owner signs a purchase contract and a compulsory rental and management contract with the management company.

What happens after three years?

You can choose whether to renew the managed rental agreement or return your property to conventional real estate without a rental agreement.

When can I take my six weeks every year?

You can take up to two weeks in any month of the year with prior notice to the resort between 90 days to 6 months depending on the time of year you wish to book your stay.

Who takes care of repairs and maintenance?

The management company prepares each property for occupancy by guests and owners and is responsible for all repairs and improvements to properties and furniture (under certain terms and conditions and excluding normal wear and tear). This includes the maintenance of public utilities (electricity, water, telephone, internet etc). In addition, the management services include administration of the rental pool, daily cleaning and refuse collection, linen laundering and common equipment maintenance (gardens, pool, lifts etc).

Do I pay income tax on my rental income?

Yes - The owner's personal taxes in Brazil relating to Girassois Lagoa will be deducted from the rental income.

Can I sell my property at Girassois Lagoa Resort?

Yes, but any resale is subject to the signing of the rental and management contract by the buyer. A proven track record of rental income will help you sell quicker and for more than other equivalent real estate properties.

Will my property be furnished?

Yes - All the Studios and Townhouses will be furnished and equipped according to the resort's exacting quality standards. Please ask for a furniture pack document.