



DESERTROSE

MANAGEMENT COMPANY LIMITED

committed to efficiency

OUR RATE CARD

BUSINESS DETAILS
DESERT ROSE, LANGATA
P.O.BOX 498 - 00502 NAIROBI, KENYA

Rent Collection Fees

Proposed at 6% + VAT on monthly rent collected;

Services include:

- I. Monthly rent collection and net remittance to landlord
- II. Provision of monthly rent collection status report

Tenant Finder's Fees (TFF)

This will be charged at 50% + VAT of the value of the first month's rent. No additional TFF is payable during the first year of tenancy, whether or not the premises is occupied by more than that one tenant for the next 12 months from the date of entry of the initial tenant.

Disbursement Advances

Appropriated between Kes 1,750/= and Kes 2,500/=

Based on apartment size, service is optional and the advances are intended for disbursement to supplier invoices:

- I. Security services
- II. Cleaning services
- III. Cost common area electricity
- IV. Mains & borehole water supply costs.

Surplus/ deficit adjustments will be done annually

Administrative Fees

To be charged at Kes 525 per unit + VAT

Services include:

- I. Supervision of all service providers at the property
- II. Co-ordination of repairs & maintenance of the property
- III. Co-ordination of post & pre-tenant repairs & renewals
- IV. Supervision of repairs of equipment i.e. all pumps, safety equipment
- V. Utilities management

Pre-tenant costs will be deducted from tenant security deposits

Management Fees

To be charged at Kes 475 per unit + VAT

Services include:

- I. Preparation, execution and renewal of tenant's lease documents.
- II. Application for permits for renovations, borehole water use etc.*
- III. Co-ordination for settlement of land rates & rent of the property.*
- IV. Preparation of tax returns for monthly rent income (MRI) relating to the property.

** These costs will be borne by the landlord.*

Selling Commission

Proposed at 3% chargeable on sale value inclusive of VAT

RATE CARD COMPUTATIONS

		Block Type A 40	Block Type B50	Block Type C60
	Rates			
No. of Units		40	50	60
Monthly Turnover		Kes 1,000,000.00	Kes 1,250,000.00	Kes 1,500,000.00
Rent Collection Fee	6%	Kes 60,000.00	Kes 75,000.00	Kes 90,000.00
VAT	16%	Kes 9,600.00	Kes 12,000.00	Kes 14,400.00
Total		Kes 69,000.00	Kes 87,000.00	Kes 104,400.00
Administration Fee Per Unit	525	Kes 21,000.00	Kes 26,250.00	Kes 31,500.00
VAT	16%	Kes 3,360.00	Kes 4,200.00	Kes 5,040.00
Total		Kes 24,360.00	Kes 30,450.00	Kes 36,540.00
Management Fee Per Unit	475	Kes 19,000.00	Kes 23,750.00	Kes 28,500.00
VAT	16	Kes 3,040.00	Kes 3,800.00	Kes 4,560.00
Total		Kes 22,040.00	Kes 27,550.00	Kes 33,600.00
Grand Total		Kes 116,000.00	Kes 145,000.00	Kes 174,000.00
LESS 16% VAT Values		(Kes 16,000.00)	(Kes 20,000.00)	(Kes 24,000.00)
Amounts Net of 16% VAT		Kes 100,000.00	Kes 125,000.00	Kes 150,000.00
Ratio of Total to Turnover (%)		Kes 10.0%	Kes 10.0%	Kes 10.0%

COMMITTED TO EFFICIENCY



ADDRESS

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