

Rental Management Handbook for owners



Quantum Realty

YOUR TRUSTED FAMILY BUSINESS

Since 1995

Who are we

Quantum Living SL is a family business consisting of 4 team members



Since 1995 we have helped our clients with everything regarding properties. From Sales, rental to project management. We focus on personalised service and aim to provide tailored rental management services to our clients. Located in Playa Marina, the office is just 5 minutes away from both Fuengirola and La Cala de Mijas, making it the ideal location to provide services between Torremolinos and Marbella.



What do we do

Simple: We take care of your home like it is our own rental property!

Consider the following tasks done:

- Marketing material: We get your property rental ready and photograph it professionally to get the best rental results.
- Revenue management: Getting the best nightly rate depending on the season and competition.
- Booking enquires and questions: We handle all communication via the booking platforms.
- Check-in and check-outs: We make sure that guests receive all the information for their stay.
- Ad hoc questions and request: Something breaks in your property or there is something a guest needs? We are their point of contact.
- We ensure your property gets looked after: We instruct cleaners to maintain cleaning standards and communicate items that need to be restocked or repaired.
- We stay in close contact with the owners to advise and guide them to get the best return from their property.

What do you need from you as an owner

- The keys ;)
- A rental license- We can help you get one if necessary
- We need to become a host of your property on booking platforms. We can help you with this set-up

- We need you to stock the rental items important to create the best guest experience.
We can also do this for you free of charge and invoice you at the end of every month.

Materials and amenities needed in your rental property

Cleaning Materials

Mop
Bucket for mop
Brush and pan
Buckets for cleaning x2
All purpose cleaner
Floor cleaner
Bathroom cleaner
Clothes
Sponges
Amoniak
Bleach
Anti mold spray
Kitchen paper
Toilet paper

Linen (the following is an example for a 2 bedroom, 2 bathroom apartment)

Towels big 8
Towels small 8
Beach towels 8
Bathmats x4
Hand towels Kitchen x2
Tea-towel x4
Oven glove 1
Bottom sheet 90cm (single beds) x 4
Duvet covers single bed x4
Pillow cases 10
Bottom sheet double bed x 2
Duvet cover double x2
Blanket for baby cot x 1
Bottom sheet for baby cot x1
Mattress protector singles 2
Mattress protector double 1

Other amenities

Olive oil
Vinegar
Salt
Pepper
Sugar
Hand soap (container)
Bin bags kitchen
Bin bag small bathrooms
Dishwasher tablets

Washing machine tablets

A lock for the storage where you can keep all your supplies

Cot for baby (carrefour sells good ones)

High chair baby (carrefour sells good ones)

Baby cutlery (plastic)

Tubaware for dishwashing tablets and washing machine tablets

Kitchen utensils

Keybox with code - for the changeovers

Guest book with important information

A bottle of water

A bottle of Cava

Coffee capsules

What do we charge

We will charge 18% of the revenue generated + IVA (VAT)

This does not include the cleaning fees of or any breakages and restocking of necessary amenities.

Important: Via Airbnb you normally charge the guests for the cleaning fees.

How does the rental management process work:

- We get your property rental ready
 - Take away personal items
 - Buy (missing amenities) that we will invoice you on a monthly basis
- We take professional photos
- We set your property up on the booking platform(s)
- You receive all the revenue
- We invoice you on a monthly basis for:
 - The rental management
 - The cleaning fee per turnover
 - Any additional cost for amenities and breakages. *breakages due to rental can also be charged by us to the guests via booking platform