

Property Management - Alojamento Local – Terms and Conditions

Option [Base] – 20% Commission

Marketing and Promotion

Property photography services.

Creation and optimization of listings for promotion on web platforms.

Property and Booking Management

Marketing of the property on major platforms (Airbnb, VRBO, Booking.com, among others).

Full management of bookings and customer communication.

Organization and updating of availability calendars.

Development and implementation of self-check-in/check-out systems.

Monitoring and Consulting

Monitoring business performance with strategic support and information on applicable legal and tax obligations.

Administrative Management

Issuing invoices.

Submission of mandatory forms:

- SIBA lodging bulletins.
- INE monthly forms.
- Management and payment of monthly tourist taxes.
- Submission of monthly Model 30 forms.
- Issuing of the periodic VAT return.



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Option [Extra] – 30% Commission

Marketing and Promotion

Property photography services.

Creation and optimization of listings for promotion on web platforms.

Property and Booking Management

Marketing of the property on major platforms (Airbnb, VRBO, Booking.com, among others).

Full management of bookings and customer communication.

Organization and updating of availability calendars.

Development and implementation of self-check-in/check-out systems.

Monitoring and Consulting

Monitoring business performance with strategic support and information on applicable legal and tax obligations.

Administrative Management

Issuing invoices.

Submission of mandatory forms:

- SIBA lodging bulletins.
- INE monthly forms.
- Management and payment of monthly tourist taxes.
- Submission of monthly Model 30 forms.
- Issuing of the periodic VAT return.

Cleaning

Cleaning after each check-out and laundry service included.

Additional costs apply whenever cleaning or laundry volume exceeds the predefined limit.



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Option [Fixed] – Variable Commission Rate | Fixed Rate

Marketing and Promotion

Property photography services.

Creation and optimization of listings for promotion on web platforms.

Property and Booking Management

Marketing of the property on major platforms (Airbnb, VRBO, Booking.com, among others).

Full management of bookings and customer communication.

Organization and updating of availability calendars.

Development and implementation of self-check-in/check-out systems.

Monitoring and Consulting

Monitoring business performance with strategic support and information on applicable legal and tax obligations.

Administrative Management

Issuing invoices.

Submission of mandatory forms:

- SIBA lodging bulletins.
- INE monthly forms.
- Management and payment of monthly tourist taxes.
- Submission of monthly Model 30 forms.
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Conditions

Platform Commissions

In Option [Base] – 20% Commission, platform fees (Airbnb, VRBO, Booking.com, or others) are not covered by Emprise Serviços and remain the owner's responsibility.

In Option [Extra] – 30% Commission, platform fees (Airbnb, VRBO, Booking.com, or others) are covered by Emprise Serviços.

In Option [Fixed] - The owner sets a fixed price (nightly rate), and this amount is fully guaranteed by Emprise Serviços for each reservation. Emprise Serviços, in turn, may charge higher prices than the established fixed price, with the positive difference being reverted to Emprise Serviços as a variable commission.

Invoicing and VAT

Emprise Serviços' commissions are invoiced based on the amount retained after payment to the owner.

The commissions invoiced by Emprise Serviços include VAT at the current legal rate.

Booking platforms (Airbnb, VRBO, Booking.com, or others) issue invoices for their service fees without VAT. The settlement of VAT at the current legal rate in Portugal is the owner's responsibility, to be declared through Modelo 30 and the respective periodic VAT payments (monthly or quarterly).

Scope of Services

Emprise Serviços ensures the management of Local Accommodation activity within the parameters defined in the chosen and/or contracted options.

Property and equipment maintenance (e.g., repairs, replacement of appliances, plumbing, electricity, among others) is not included in Emprise Serviços' regular services. These must be ensured by the property owner/operator, or alternatively contracted from an external service provider.

Flexibility and Additional Services

Services may be adjusted, expanded, or reduced according to the client's specific needs, subject to prior agreement.

Liability

Emprise Serviços undertakes to manage bookings diligently and transparently, but accepts no responsibility for material damages, theft, accidents, or breaches of legal regulations that are the responsibility of the owner or guest.

It is the owner's responsibility to ensure that the property has the required operational requisites and complies with local accommodation legal requirements.



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