

Ober-Hausi Kinnisvara property management services for owners of apartments and private residences

Ober-Haus offers professional help in property management for property owners in Tallinn.

Leave the property management issues to us and we will take care of your immovable with the correct management methods. This will ensure that you as a property owner can have peace of mind and a steady cash flow.

Ober-Haus's full service for apartments and houses includes:

- reviewing and photographing the object
- compiling an inventory of the items in an apartment
- advertising an object to be let on the home page of Ober-Haus and the most well-known real estate portals in Estonia
- finding a lessee and doing a thorough background check prior to this (collecting credit references from Kredidiinfo, the official publication Ametlikud Teadaanded and other available information channels)
- preparing and officialising a lease agreement
- delivering the object to the lessee and compiling a respective instrument
- settling payments with a lessee (collecting lease payments, dividing the cost of utility services)
- communicating with a lessee before the lease period and during it
- organising necessary maintenance and emergency repair work if problems occur in the apartment/house

(all works will be performed after having received prior approval from the owner; the works will be ordered at the expense of the owners, if they wish so)

- forwarding meter readings (e.g., electricity, water, gas, heating) to apartment associations/service providers
- in the occurrence of arrears, forwarding notifications of overdue payments and communicating with the lessee; agreeing upon a payment schedule; if necessary, handing the debt over to a debt collection company and cooperating with it; assisting with an expedited procedure in matters of payment order; upon the owner's request, offering counselling up to the court level (the additional state fees and legal expenses will be incurred by the Mandator)
- upon the Mandator's request, we perform checks at the object and forward information during the lease period
- upon request, we organise depositing the security deposit
- if necessary, we help in finding a suitable insurance for an object and in entering into an insurance agreement

We are happy to help you in all questions related to property management.

Please contact us so that we could view your property and make you a specific price quotation.

With best wishes and an offer of cooperation

Victor Vasiliev

Contact:

(372) 665 9734

(372) 5333 5858

victor.vasiliev@ober-haus.ee