



FORMULA

Holiday Rentals

Local Accommodation Management



Local Accommodation Management

We offer a comprehensive management service for short-term rental units, whether licensed or not for Local Accommodation, [so you can maximize your profits and enjoy your apartment or house without any worries.](#)

Our business vision is focused on delivering excellence in service to our guests, aiming to optimize sustained growth in sales and occupancy of our rental units. This approach enables us to provide our property owners with increased profitability and revenue.

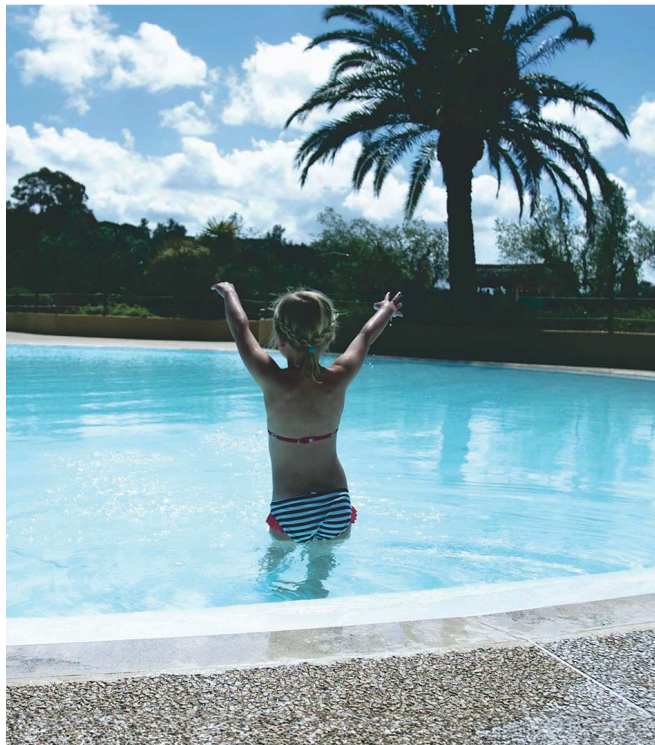
We believe that our experience and commitment to excellence can significantly contribute to the success of the partnership we establish with each of our property owner clients. We are dedicated to exceeding our guest's expectations and work to ensure that their needs are met quickly and effectively. At Formula Holiday Rentals, your income is our business.

FHR

Small details that make all the difference...

Our Services

We handle all the details so you can live worry-free...



Property Visit and Evaluation

Thank you for allowing us to introduce our services.

We are pleased to have the opportunity to visit and get to know your property.

Our first mission is to identify the strengths of your accommodation to enhance them or detect and address any shortcomings. You can count on us.



Preparing the Property for Local Accommodation (AL)

Sometimes, small adjustments are necessary to ensure the property meets all legal requirements imposed by current legislation or to enhance the charm or comfort of the rental unit.



Licensing Process and AL Signage Installation

If your property is not yet legally authorized for AL activities, obtaining the necessary license is the next step.

We identify and recommend the best professionals to handle the process with the relevant authorities (upon quotation) and oversee the entire licensing and AL signage installation process at no additional cost.



Support with Tax and Legal Compliance

Do you have questions about the legal and tax framework applicable to you as a property owner in the AL system?

Rely on us, with our know-how and the expertise of our legal and financial specialists in the AL field, to help you make the best decisions.



Liability Insurance

We present various market options and assist you in choosing the solution that best meets the legal requirements for your accommodation unit.



Market Study

- [Pricing Strategy](#)
- [Rate Management](#)

The tourism market is highly demanding and competitive. Having a good product does not guarantee high occupancy rates or financial returns. At FHR, we ensure that your accommodation enters the market competitively to optimize sales and achieve the best profitability.



Promotion and Publicity for AL

- Free Online Booking Platforms – National and International
- FHR Website
- FHR Social Media
- FHR Digital Marketing
- FHR Client Database
- Paid Online Booking Platforms – National and International
- Participation in Commercial Events within the Tourism Sector

We are ready. All necessary steps have been completed. Now it's time to introduce our product to the "world". Publicizing the AL on major booking platforms can be a significant advantage, though it involves costs. Are there other, more cost-effective options that can also yield good results?? It's time to set the course and fine-tune the strategy.



Reservation Process Management

- Management of Guest Payments and Invoicing
- Management of Payments and Invoicing with Booking Platforms
- Customer Support During the Reservation Process

The reservation process is your first opportunity to make an excellent impression on our most valuable asset: the Guest. We only get one chance to create a great first impression. Our reservation team handles everything: answering calls, communicating, responding to client emails, providing information, and selling your accommodation. Relax and leave it to us. You're in good hands!!



Flexibility for Property Owner Use

- Based on Advance Reservations and/or Availability

The ability to continue enjoying your property is likely one of the significant advantages of entrusting us with its management.

To us, this is always "your property," and we are never opposed to you enjoying what is yours. Don't delay. Book in advance or based on availability, and come enjoy "YOUR" home whenever you wish.

FHR will welcome you and ensure you enjoy a well-deserved, worry-free rest.



Guest Reception and Stay Management

- Compliance Inspections and Quality Control
- Guest Check-In & Check-Out – In-Person
- Welcome Packs for Guests
- Collection and Payment of Municipal Tourist Taxes (if applicable)
- Reporting Guest Data to SEF

Our guests are arriving.

Who will greet them and direct them to their accommodation? What if their flight is delayed and they arrive only in the early hours? Who handles the collection of mandatory legal fees and processes the necessary payments to local authorities? Are the air conditioning and internet working when our guests arrive...?

Indeed, it takes a lot of work to ensure that our guests have an excellent experience when settling into our accommodations. Count on us to do our best to ensure everything goes smoothly.



FHR Guest Support Line – 24/7

Unexpected issues can arise, and questions are numerous. Just like us, who doesn't appreciate feeling supported throughout their vacation, especially in unfamiliar environments, often in countries we don't know and with languages we don't speak?

FHR provides 24/7 customer support via phone and WhatsApp to ensure that guests always feel supported and never go unanswered.



Cleaning Services Management

- Coordination of Cleaning Services – Outsourcing
- Provision of Cleaning Services – FHR

Cleanliness and hygiene in the accommodation are non-negotiable for FHR. We want everything to go as planned. It is essential to ensure high-quality service. Everything must be in perfect condition, both at the time of arrival and during the stay. We offer regular and exceptional cleaning services (pay-per-use) with our own cleaning teams or coordinate cleaning services with external companies to ensure the highest efficiency with minimal disruption to guests.



Laundry Services Management

- [Coordination of Laundry Services – Outsourcing](#)
- [Provision of Laundry Services – FHR](#)

At FHR, we strive to meet the needs of our guests. Each client has specific needs and requirements, and ultimately, their satisfaction is what matters most.

Need an extra set of linens and towels midway through your stay? No problem; FHR provides this service (pay-per-use).

Our laundry service is available and included in some of our service packages.



General Maintenance Services Management

- [Coordination of General Maintenance Services – Outsourcing](#)
- [Provision of General Maintenance Services – FHR](#)

FHR offers its own general maintenance services or coordinates with specialized external service providers (pay-per-use) as needed. We ensure that maintenance tasks are handled efficiently and effectively.



Owner Account Management

- [Payments and Invoicing](#)

Forgot to pay the electricity bill? The condominium is requesting payment for the upcoming quarter's fees? Go on vacation with peace of mind and leave the worries to us.

We are prepared and familiar with managing routine tasks typically associated with property management.



Accommodation Performance Reports

- [Semi-Annual / Annual Report](#)

Summer is nearly over, and we are quickly approaching the end of another cycle of intense work, always focused on a greater goal: optimizing occupancy and revenue to provide the best return for our property owners.

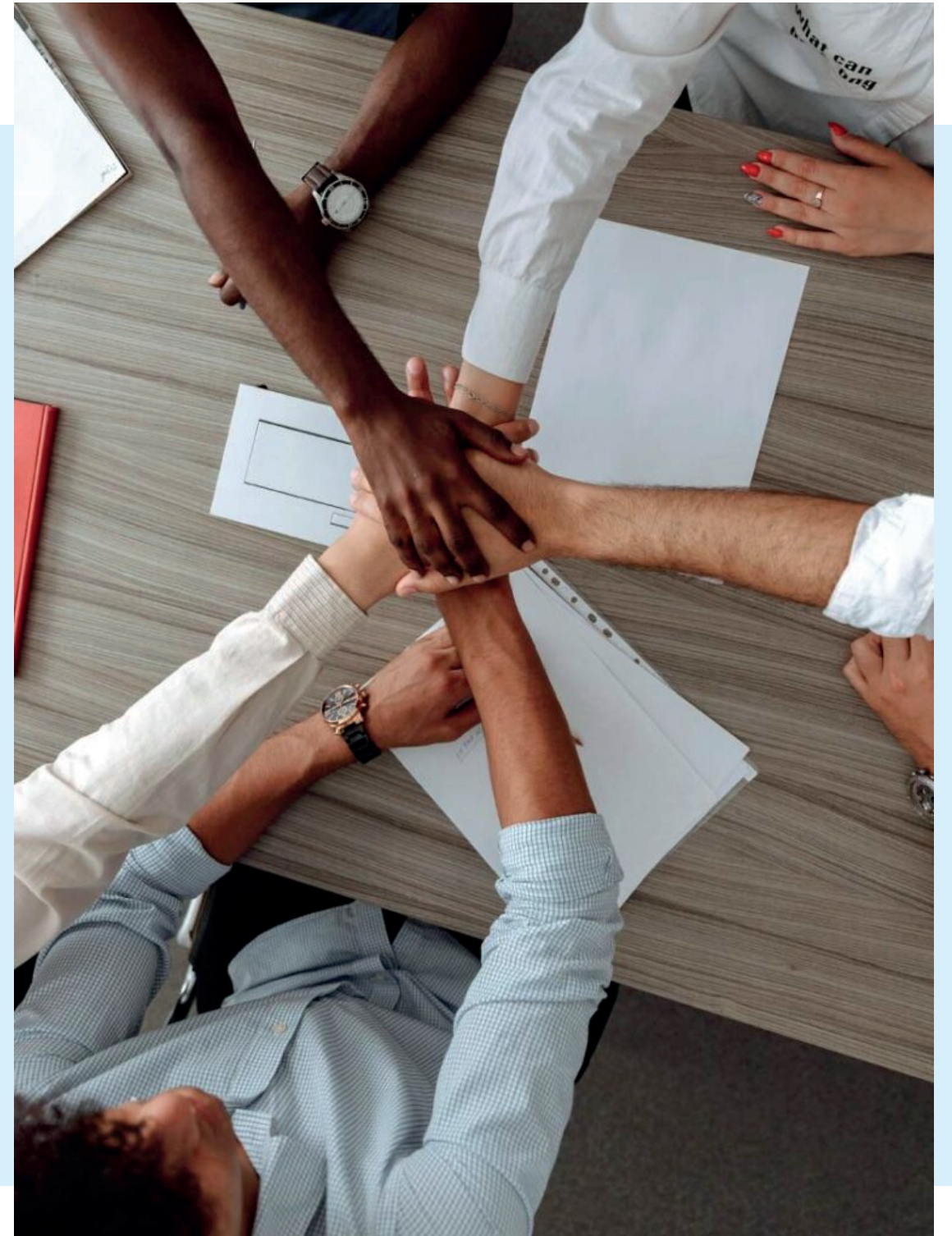
It's time to review the past period. We regularly and periodically provide performance reports for accommodation units so you can see everything we've done for you and your property.

Our Service Plans

Flexibility: At FHR, we tailor our service offerings to the unique needs of each of our property owner clients.

Review our service options and work with us to choose the plan that best fits your profile.

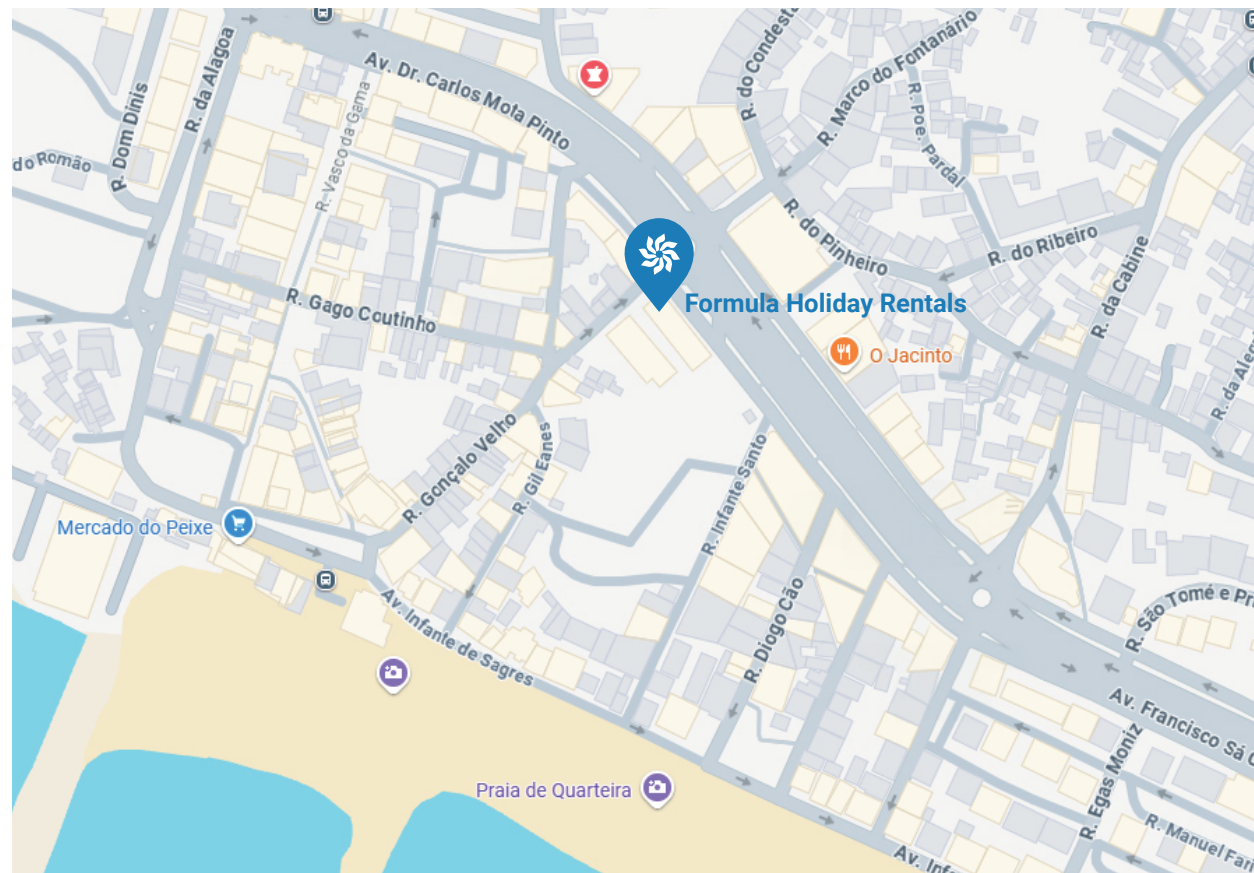
We offer customized plans and provide both partial and full management options for your property, with management commissions starting at 20%, so you can relinquish all your concerns and responsibilities.



Service Plans % FHR		Base 15%	Standard 20%	Superior 30%	Premium 40%
Market Study	Pricing Strategy	✗	✓	✓	✓
	Rate Management	✗	✓	✓	✓
Promotion and Publicity for AL	Free Booking Platforms	✓	✓	✓	✓
	FHR Website	✓	✓	✓	✓
	FHR Social Media	✓	✓	✓	✓
	FHR Digital Marketing	✓	✓	✓	✓
	FHR Client Database	✓	✓	✓	✓
	Paid Booking Platforms	✗	✗	✓	✓
	Commercial Actions at Tourism Sector Events	✗	✗	✓	✓
Reservation Process Management	Management of Guest Payments and Invoicing	✗	✓	✓	✓
	Management of Payments and Invoicing with Booking Platforms	✗	✓	✓	✓
	Guest Communication – Reservation Process	✗	✓	✓	✓
Guest Reception and Stay	Compliance Inspection and Quality Control	✗	✓	✓	✓
	In-Person Check-In & Check-Out	✗	✓	✓	✓
	Welcome Packs for Guests	✗	✓	✓	✓
	Collection and Payment of Municipal Tourist Tax	✗	✓	✓	✓
	Reporting Guest Data to SEF	✗	✓	✓	✓
24/7 Guest Support Line	24/7 Guest Support Line	✗	✓	✓	✓
Cleaning Services Management	Coordination of Cleaning Services – Outsourcing	✗	✗	✗	✓
	Provision of Cleaning Services – FHR	✗	✗	✗	✓
Laundry Services Management	Coordination of Laundry Services – Outsourcing	✗	✗	✗	✓
	Provision of Laundry Services – FHR	✗	✗	✗	✓
General Maintenance Services Management	Coordination of General Maintenance Services – Outsourcing	✗	✓	✓	✓
	Provision of General Maintenance Services – FHR	✗	✓	✓	✓

Our Contacts

Always available for Guests and Property Owners, [ensuring no need goes unanswered.](#)



General Coordination

Cátia Ângelo

catia@formulaholidayrentals.pt
+351 961 631 424

Reservations Department

bookings@fhralgarve.com
+351 300 505 905

General

📍 Av. Dr. Francisco Sá Carneiro,
Edifício Panorama, Lote 3, Loja C,
8125-119 Quarteira – Portugal

🌐 www.fhralgarve.com
📞 +351 961 631 424
📷 @formulaholidayrentals
📘 @formulaholidayrentals



FORMULA
Holiday Rentals