

Rental Strategy plan – Template

This template is designed to give you a clear overview of your rental setup. Fill in the sections below to create a solid decision-making foundation – both for yourself and if you seek professional advice.

Note: The more precisely you complete this template, the better the foundation for ensuring a correct, realistic, and legally compliant rental setup.

1. Property Information

- Address:
- Property type (apartment, house, room):
- Size (m²):
- Number of rooms:
- Floor:
- Elevator (yes/no):
- Balcony/terrace (yes/no):
- Special conditions (e.g. listed building, waterfront view, etc.):

2. Building Details (legally important)

- Year of construction:
- Has the property been substantially modernized? (yes/no):

Short explanation: A “substantial modernization” typically means that the property has been significantly upgraded – especially kitchen, bathroom, and technical installations – and not merely refurbished. This can impact whether the rent can be freely set or is regulated.

- Describe any renovations:
 - Kitchen:
 - Bathroom:
 - Installations (electricity/water/heating):
 - Other:

3. Your Rental Strategy

What is your primary goal with renting out the property?

- Stable and secure rental (low risk)
- Balanced (moderate return and risk)
- Maximum return (higher risk)

Please elaborate:

4. Target Tenant

Who are you ideally looking to rent to?

- Family
- Couple
- Single tenant
- Expat
- Company lease

Other preferences:

5. Rental Setup

- Furnished: Yes No
 - Fixed-term lease: Yes No
 - If yes, period:
 - Desired minimum rental period:
 - Desired flexibility:
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6. Financial Overview (very important)

Monthly costs (excluding utilities):

- Mortgage:
- Bank loan:
- Shared/common expenses:
- Property tax:
- Insurance:
- Other:

Total fixed monthly costs:

7. Desired Rent Level

- Minimum rent (to cover costs):
- Target rent:
- Estimated market rent (if known):

Comments:

8. Timeline

- When is the property ready for rental?
 - Desired move-in date:
 - Do you plan to move back? (yes/no)
 - If yes, when:
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9. Risk Profile

How comfortable are you with the following:

- Tenant turnover:
 - Vacancy periods:
 - Potential disputes:
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10. Additional Notes

Include anything else relevant to your rental situation:

11. For Advisory Use (optional)

If you share this with an advisor, the following may be relevant:

- Do you want help setting the rent?
 - Do you want a legal rent assessment?
 - Do you want help with the lease contract?
 - Do you want full property management?
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Need a sparring partner for your rental agreement contract, the marketing or something else regarding the rental of your tenancy?

You are always welcome to reach out to us. We're ready to assist you.

Contact information:

E-mail: **Team@byadministration.dk**

Phone: **+45 50 52 15 37**

Looking forward to hearing from you.

De bedste hilsner / kind regards

Nour, BY Administration ApS

BY - Rental. Cleaning. Advisory.

BY Administration ApS , CVR-nr.: 45 65 24 91