

Passe Location by DBS Group

What is the Passe Location?

DBS Group's Passe Location is undoubtedly the simplest and fastest solution to provide a rent guarantee! Using the Passe Location, tenants are exempt from providing a rent guarantee, as an amount is withdrawn directly from the rent in lieu of the rent guarantee. Tenants thus do not have to take any action with a third party banking establishment and no sum is blocked.

How does this work?

Instead of a traditional rent guarantee, DBS Group directly withdraws 1.3% (all taxes included) each month from the net monthly rent.

Example:

Net monthly rent: CHF 1000.-

Monthly Passe Location: CHF 13.-

What is the best choice to pay a rent guarantee?

DBS Group gives its tenants the choice of the most suitable rent guarantee solutions for their needs. Several methods are thus offered:

1. Passe Location
2. Surety bonds, particularly with Smartcaution
3. Bank guarantees

In addition to the Passe Location, DBS Group also allows the rent guarantee to be provided through a surety bond. The surety company chosen freely by the tenant, for example Smartcaution with whom we work closely and recommend, undertakes to pay debts that may arise with regard to the lessor in return for an annual premium that is billed. The surety bond avoids 3 months of rent being blocked in an account and allows tenants to keep their money while moving.

The bank rent guarantee allows the tenant to use their own bank to deposit the equivalent of 3 months' net rent into an account and to recover this sum at the end of the lease agreement, if no fees are owed by the tenant.