

RENTAL PROPERTY MANAGEMENT



PROPERTY MANAGEMENT
SUNSHINE COAST QLD





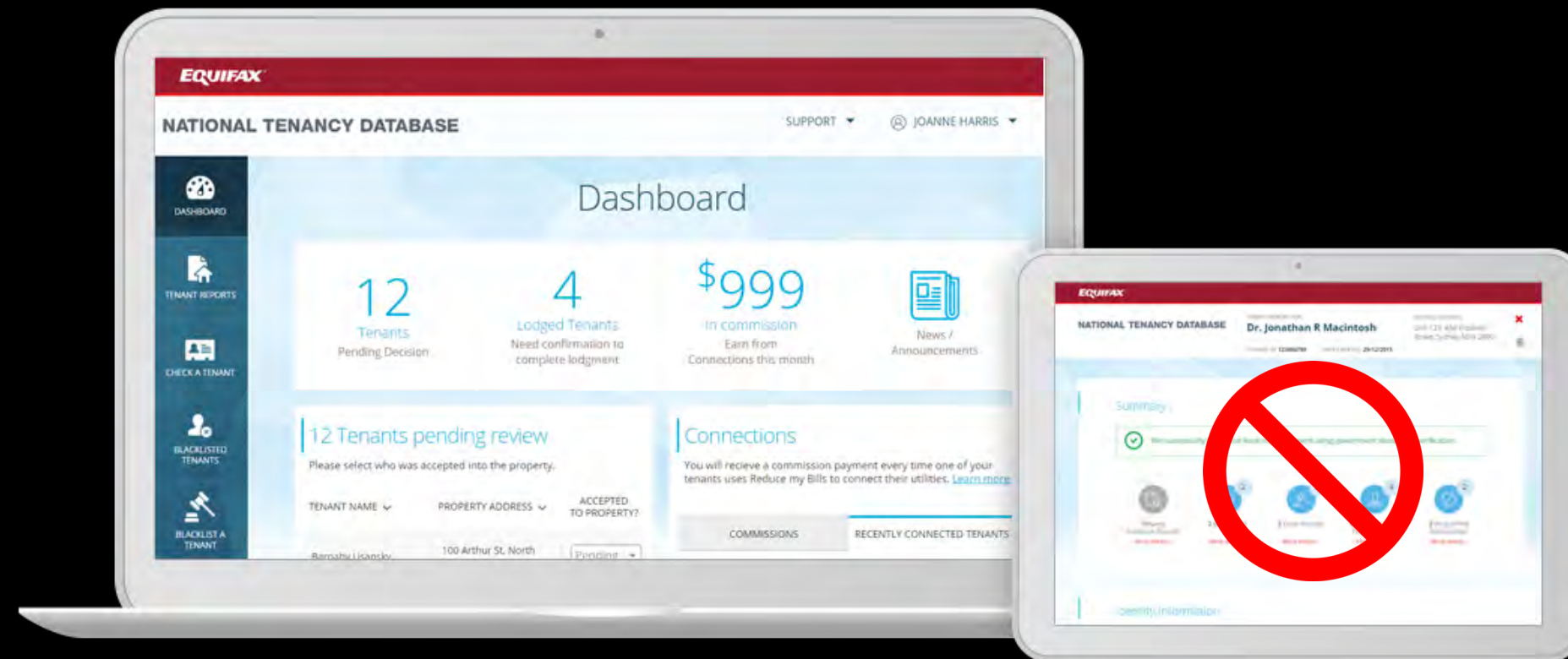
WELCOME



PROPERTY MANAGEMENT
SUNSHINE COAST QLD

OUR MISSION IS SIMPLE
TO GO BEYOND GREAT SERVICE...

TENANT VERIFICATION CHECKS



NATIONAL TENANCY DATABASE

IN-DEPTH REPORTS - Everything from bankruptcies, court judgments, criminal convictions, unpaid debts, credit history and tenant blacklisting. There are many excellent tenant applicants, and our process makes sure your tenant will have passed all the strict background checks.

Our property managers on the Sunshine Coast understand that rental investments are a huge part of your financial security. Your assets must be generating constant income with very minimal downtime. This responsibility we take very seriously, and our screening process ensures we find you the best type of tenant. The VEDA tenant database gives us a valuable insight into a tenants financial history. We ensure you get a great tenant every time.

EQUIFAX®



property^{me}TM

ADVANCED MANAGEMENT SYSTEMS

FEATURES LANDLORDS CAN NOW ACCESS THROUGH THEIR PORTAL INCLUDES:

- Access to the current financial status of your properties
- All historical statements and copies of attached bills
- All general scanned documents attached to the owner's folio
- Photos and details for the property and tenancy
- Activity summaries for jobs and inspections
- Full tenant payment summary and ledger

◉ ENTRY CONDITION REPORT

Before the tenancy commencing, we will have carried out a thorough Entry Condition Report for your property. This comprises a detailed written account of the fixtures and fittings and their current condition, paying particular attention to cleanliness and damage. A large number of photographs supports the written report. These reports must be detailed and thorough as they provide the base we have to work off to ensure the tenants look after your property and keep it in the same condition, of course allowing for 'fair wear and tear'. These reports also provide the evidence we require to claim any money from the tenants at the end of their tenancy. It is important to remember that the condition the tenant takes the property in is the condition they must return it in. Therefore it is necessary to start with the property to maintain a high standard and attract a quality tenant. We will always advise you if any essential maintenance issues should be attended.



Getting things right before moving day

Before your tenants moving in, we will collect a bond from them (the equivalent of 4 weeks rent) plus two weeks rent in advance. We then pay the bond to and register it with the Residential Tenancies Authority (RTA) on your behalf, dealing with all the required legal documentation that goes with this.





**WE KEEP A
CLOSE EYE ON
YOUR PROPERTY**

ROUTINE INSPECTIONS

The purpose of these inspections is to ensure the tenants are taking good care of your property and looking for any unreported maintenance problems there may be. Regular inspections are paramount to manage your property effectively and ensure the quality of your tenants remains high. We are thorough during these inspections and take photographs while supporting anything we are noting. Should you reside interstate or overseas, these reports are complete with photos detailing all aspects so you can monitor the condition of your property from afar! Following our inspection, you will receive a written inspection report detailing how the tenant cares for your property and its general condition (including recommendations for present and future maintenance). Our team continuously drives around the area and will conduct 'random curbside inspections' on the properties we manage. Our standard inspection policy is to inspect your property every four months. The current legislation does not allow routine inspections to be carried out more frequently than every three months.

MARKET VALUE

Getting the best rental price

Intelli-Valuation Rental Reports

Intelli Valuation Model (IVM) – uses a statistical model that looks at property attributes, comparable rentals, property area statistics to estimate the rental value of the property. The report also measures the certainty in the valuation amount.





FIRST CLASS PROPERTY MANAGEMENT | SUNSHINE COAST

- Management fee 8.8% inc GST | 7.7% inc GST over three properties
- Letting fee - First-weeks rent on approving a new applicant
- Free advertising on realestate.com.au and free photography
- No lease renewal fee, no admin fees, no inspection fees
- No hidden costs on trade services, repairs and maintenance
- VEDA background and history checks for all tenant applications
- Property ME management system with owner's portal access
- Routine property inspections every four months



PROPERTY MANAGEMENT
SUNSHINE COAST QLD

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**BOOK AN
APPOINTMENT**