



RENTING YOUR PROPERTY

The information presented here is designed to give a clear, up front understanding associated with the costs and revenues of renting of your property. Rents are predominantly determined by current market conditions, thus rates and figures presented here may vary accordingly.

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Renting your property

The process of renting your property, whether you have done it before or it is the first time, can be very stressful.

To have someone work with you to achieve your goal, who you trust and feel comfortable with is very important.

We believe good service is not hard to give. Whether you are relocating or have an investment property, one thing is certain: your main objective is to determine the best and most realistic rental for your property.

Our aim is to ensure this is a stress-free experience for you.

We offer among other services:

- ✓ The latest marketing strategies
- ✓ Continuous monitoring of rental trends in your area to ensure you receive the most return from your investment property
- ✓ The best current guidance and information on how to minimize financial and legal risks
- ✓ Routine inspections every 13 weeks

We are serious about our commitment to provide the best property management service to Adelaide home owners. To make sure this commitment is not just lip service, we offer the best service guarantee to all of our owners as a measure of accountability.

We will not ask you to sign a fixed term contract. At any time, if you are not happy with our services, you are free to leave. It's that simple and that easy.



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Who we are

Many professional property managers only react to problems.

We believe that with a proactive attitude and the proper systems in place, many problems can be minimised, prevented or even avoided all together.

Selling SA Homes is conveniently located at 64a Broadway, in Glenelg South, which allows us to cover all metropolitan areas.

We are a hard-working company which constantly strives to obtain the best return for our clients and through this we have gained a reputation for doing just that.

Our boutique style service and quality promotional material means your property can be marketed at the highest standard using the most cost-effective methods.

Our remarkable impact on local real estate markets has been the result of utilizing sophisticated marketing techniques, implementing innovative marketing strategies and by having an in-depth knowledge of our chosen profession.

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Appraisal

We understand that as a property investor you are focused on the bottom line and we understand that even a week vacancy each year makes a big difference.

When offering our opinion of a rental value for the property we take several points into consideration:

1. Recent comparable rentals
2. Type and condition of property
3. Appeal to prospective tenants
4. Current market demand

Please ensure that you make the decision to appoint an estate agent to look after your best interests, only after examining all the services that the estate agent will provide together with the cost of those services.

When giving a price we believe in being realistic.

In the meantime, should you have any further questions, please feel free to contact us:

Phone: 8376 6888

during business hours or 0402 217 827

email: rentals@sellingsahomes.com.au any time.

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What you get from us

We understand that you want service that is tailored to your unique needs, not a generic work instruction that follows the path of least resistance.

To deliver the best possible return on your investment property, we've developed a comprehensive array of services. From advertising a vacant property to periodic inspections and rent reviews, we offer one of the most comprehensive ranges of property management services in Adelaide.



Careful tenant selection

- Organisation of advertising the property for rent
- Showing prospective tenants through your property
- Complete screening of all rental applications
- Conduct initial inspection

Expert lease negotiation

- Lodgement of Bond
- Constant monitoring of market value
- Organising for Landlord insurance cover
- Completion of all relevant documents required under the Residential Tenancies Act

Cashflow management

- End of month payments to landlords
- Monthly statements
- End of financial year statements
- Paying accounts
- Receiving rent and issuing receipts
- Following up on arrears
- Monitoring tenants rent

Inspections and maintenance

- Conduct routine inspections with written report
- Constant contact either through letters, emails sms's or phone calls
- Representation at Tribunal if necessary
- Organising repairs and maintenance
- Lodging insurance claims if necessary