



## **Property Management Fee Structure**

Our management fee is based on the rental income collected. We have a personal incentive to ensure your property is leased at the highest market value. We periodically conduct rental market analysis to ensure your investment is always rented at or above market. Our fees are based on a percentage of the clients rent collected. 7% plus GST is the management fee deducted from your income each month.

## **Initial Letting Process & Fee**

This fee is your one-off charge at the start of the tenancy and deducted from your first month's rent. This enables our office to commence working with you on finding the right tenant. Open homes are conducted, application processing, lease preparation, lodgement of bond to the Residential Tenancies Bond Authority. Before the tenant occupies the property, an extensive Ingoing Condition Report is prepared, along with 200 photos of the home. This fee is two weeks rent plus GST deducted upon the collection of the first month's rent.

## **Accounting of Bill payment and Financial Reporting**

We offer to manage the payment of bills related to your investment property out of the rental revenue. Our client receives a monthly income report statement, detailing their properties performance, as well as any expenses endured for that month. At the end of each financial year, a comprehensive Financial Statement is emailed out, allowing our clients an easy to read and follow report, to be used for taxation purposes.

90% of our landlords choose the option of our office managing all aspects of the property. We contact the creditors on their behalf, including Council Rates, Water Rates, Strata Fees and Landlord Insurance, and take the stress and worry away from our Landlords. Instead give them piece of mind that their investment property is being managed efficiently, and effectively. There is an annual fee of \$250.00 including GST for this service.

## **Advertising Fee & Professional Photos by Photographer David Eaton**

Our advertising portal on Real Estate.com.au & Domain.com.au source majority of our tenant selection. Our office also has a tenancy data base Inspect Real Estate. Our professional photographer David Eaton takes photos of your home which are held on the server for 5 years. It is imperative that your home is marketed correctly from the start, ensuring that it is displayed online at its best. Professional photography is \$110.00, and Advertising is charged between \$150.00 - \$330.00 depending on contributing factors, including the suburb your home is located in. Your property manager can discuss this fee with you at the time of listing live on the internet.

## **Property Maintenance & Improvements**

Our reliable contractors have worked with our property management team personally for over 10 years. We have a very trustworthy relationship with them to ensure clients maintenance is taken care of professionally and efficiently. Should you have purchased a brand-new home our office will deal directly with the builder on your behalf and keep you informed along the way.