FOR OWNERS

Your Costs & Income

As an investor, your goal is to get a strong return on your investment. We're here to help you understand what to expect financially.

Setting the rent

We look at:

- Current market and time of year
- Similar homes recently rented
- Who the property is likely to attract
- Lease length

Priced too high = fewer applications.

Priced too low = missed income.

We help you find the sweet spot.

Upfront costs

These are deducted from the rent and generally cover:

- Marketing and advertising
- Letting fee
- Inventory and condition report
- Initial management fee

Plus: depreciation schedule, landlord/building insurance, blinds/curtains, and utility connection if it's a brand new property.

Ongoing costs

Once the set up costs are out of the way, your ongoing costs are:

- Management fees - percentage of the rent (no fee if the property is vacant)
- Water supply, land tax, strata fees (if applicable)
- Insurance renewals, smoke alarm compliance
- Maintenance as needed

We can manage these payments on your behalf - or you can choose to handle them directly.

Receiving your rent

We transfer rent (minus fees and any bills paid) to your nominated bank account at the end of each month.

If a tenant misses a payment

We carefully screen all applicants using our thorough leasing strategy, but sometimes circumstances change.

We have zero tolerance for rental arrears - and will keep you informed of any delays before pursuing termination if required.

If a tenant breaks their lease

New advertising and a letting fee apply, though these may be covered by the penalties payable by the tenant, depending on the agreement. Get in touch if this ever comes up.