



# PROPERTY INVESTOR NEWSLETTER

April 2016

## PROPERTIES RECENTLY RENTED

### HOUSES

#### **Mitchell Park**

2 x brand new homes  
**\$440 + \$430 p/w**

#### **Mile End**

Stunning family home  
**\$670 p/w**

#### **College Park**

Beautiful home – lovely location  
**\$600 p/w**

#### **Hampstead Gardens**

3 bedrooms  
**\$315 p/w**

#### **Vale Park**

2 bedroom – large block  
**\$360 p/w**

#### **North Adelaide**

3 bedrooms – close to city  
**\$430 p/w**

#### **Dernancourt**

3 bedrooms / 2 bathrooms  
**\$395 p/w**

### UNITS/TOWNHOUSES

#### **Adelaide**

3 bedrooms – great location  
**\$450 p/w**

#### **Golden Grove**

2 bedrooms – lovely group  
**\$295 p/w**

#### **Collinswood**

2 bedrooms – quite location  
**\$310 p/w**

**IMPORTANT:** Clients should not act solely on the basis of the material contained in this newsletter. Every effort is made to ensure the content is accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter.

## WHAT ARE SOME OF THE BENEFITS OF RENTING TO PET OWNERS?

Renting to people with pets can increase your number of potential tenants. It can also improve your occupancy rates because many responsible pet owners make good long term tenants. Instead of ruling out all pet owners as tenants, set fair, clear-cut rules for pet owners. Only accept those you feel are suitable for your rental property.

By accepting tenants with pets, you can:

- **increase demand for your property.** Since not all rental properties on the market accept tenants with pets, yours will be in high demand.
- **attract more long-term tenants.** It is hard to find rental properties that allow pets, so tenants with pets are likely to stay longer than tenants with no pets. This could reduce turnover in your property.
- **attract responsible tenants.** Responsible pet owners often make the most responsible tenants. Because few rental properties allow pets, these tenants are less likely to do anything to put their tenancy at risk.

If you decide to allow pets in your property:

- Know the different types of pets that people own (every animal has different physical and emotional needs).
- Decide what types of pets you will allow, and make this clear to the tenants.
- Have clear rules about where pets will be allowed in the property (eg; outdoor only)
- Remember that the tenants/pet owners are responsible for caring for their pets and making sure their needs are met.

## REFERRAL OFFER

We will give you a \$200 Gift Voucher or CASH should you refer someone and the property is signed for full management.



Kathy Dodd

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Jo Cullinan

## LANDLORD INSURANCE

Landlord insurance covers you for tenant related losses.

Things like loss of rent due to a tenant breaking their lease or being evicted, or damage caused to your contents by tenants.

Other insurance may not cover these events, and very often the bond won't be enough to cover the associated costs.

We can arrange Landlord Insurance through Terri Scheer – just call or email us to help!

## EVICTING A TENANT

If a tenant fails to meet their tenancy agreement obligations, such as paying the rent or breaching a term of the agreement, we must follow legislation requirements.

In most situations it can be a simple process of issuing the prescribed notice for the tenant to leave the property... but if they don't leave, the courts will have to order the tenant to do so.

The court process can take weeks or months.

As your managing agent we are here to represent you and guide you through the process. To have peace of mind and avoid unnecessary financial loss in unexpected situations, we highly recommend that you have **Landlord Protection Insurance**.



## WHAT OUR CLIENTS ARE SAYING ...

*"Thank you again for your **prompt service** and response! It is so refreshing in this industry as I find not all agents get back to us promptly! So thank you so much.*

AC (prospective tenant)

*Thanks also for being so **conscientious and thorough**. I'm so glad that I choose you to handle the property. It's been a constant weight off my mind.*

M Bailey (landlord)

*Thank you very much for your **continuous efforts!** I am **very happy** with the inspection report! You're doing an amazing job as always!*

R Yang (landlord)

*I wanted a property manager with more of a **personal touch** that's why I chose you to look after my property. Being a business person myself I know you can get 'lost' with the bigger companies and you lose the service, **I know I will get the service I need with you.***

TR (landlord)

*What a **lovely person you are and very professional**. Thank you for all of your advice, if we do move I will definitely arrange all of these items. I'll let you know if I end up coming over and would like a look.*

Jasmin (prospective tenant)

*Never been unhappy with your work. **What a star you are ...** Once again thank you so much, this is sterling.*

MjG (long term landlord)

## CULLINAN PROPERTY MANAGEMENT ARE PROUD TO BE ASSOCIATED WITH THE FOLLOWING COMPANIES:

