



# PROPERTY INVESTOR NEWSLETTER

Mar - Apr | 2019

## PROPERTIES RECENTLY RENTED

### HOUSES

#### **Beulah Park**

Refurbished 3 bedroom home  
**\$450 p/w**

#### **Magill**

3 bedroom family home  
**\$440 p/w**

#### **Broadview**

Modern & low maintenance home  
**\$440 p/w**

#### **Mawson Lakes**

Spacious 4 bedroom home  
**\$500 p/w**

#### **Munno Para West**

3 bedroom + 2 bathroom home  
**\$310 p/w**

### UNITS / APARTMENTS

#### **Kent Town**

2 bedrooms + 2 bathrooms  
**\$480 p/w**

#### **Glenelg**

Fully furnished apartment  
**\$550 p/w**

#### **Kurrallta Park**

2 bedroom unit - close to shops  
**\$320 p/w**

## ROUTINE INSPECTIONS ... why are they so important?

Routine inspections are a vital part of our service and we conduct them for the following reasons:

- To ensure that the tenants are caring for the property (inside & out)
- To advise the tenant should they need to do any cleaning at the property
- To connect with the tenant and discuss any issues with the property
- To provide landlords with feedback on maintenance and repairs
- To keep landlords up-to-date on any possible improvements at the property

It is important to ensure that your tenants are maintaining the property well and it is presented in a clean and tidy condition to protect your investment.

When carrying out an inspection we visually look for:

- Leaks and/or dripping taps that can lead to secondary damage
- Unsecure doors, locks and/or windows that need attention
- Tears/stains or ripples in carpets
- Fixtures and fittings not working
- Marks, chips or holes in walls/doors/fixtures
- Care and maintenance of the gardens
- The overall condition and presentation of the property

As your managing agent, it is our obligation to visually inspect the property throughout, however, we are not licensed specialists (such as building, pest, electrical or pool inspectors).

A copy of the routine inspection report and photos is forwarded to all landlords. It is important to review this report and act on any repairs or maintenance that may be listed.

**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.



Jo Cullinan



Mick Cullinan



Jackie Menzies

### In this issue:

- Properties Recently Rented.
- Landlord saving tips.
- Frequently Asked Questions
- Our Referral Offer.

## A REMINDER NOT TO RUSH INTO JUST ANY INSURANCE POLICY ...

We are often faced with landlords who take out their own insurance to discover that excesses are high, important inclusions are not covered and there is fine print that can make a claim void.

As a landlord it is important to take out the most comprehensive insurance you can find to ensure that your asset is protected. Bank insurance and non-industry policies can result in lost money when making a claim.

Always take the time to compare policy details. We highly recommend Terri Scheer, as specialists in landlord insurance. Should you like further information, feel free to contact us.



## FIXED TERM vs PERIODIC AGREEMENTS ... WHAT'S THE DIFFERENCE?

A fixed term agreement is one that has a commencement date and an end date.

A periodic tenancy has a start date, but does not have an end date and can continue indefinitely. The landlord can end the tenancy at any time (allowing for the correct notice) without having to wait for an expiry date.

A periodic tenancy agreement may be beneficial if a landlord is considering selling or moving back into the home, as it allows for more flexibility in asking the tenant/s to vacate. However, this option can expose a landlord to a lack of security as the tenant can give notice at any time (allowing for the correct notice).

As a landlord, if you are considering starting a new agreement as a periodic or you do not wish to renew the existing agreement for a fixed term, feel free to contact us to discuss your options.

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



## OUR REFERRAL OFFER

We will give you a \$100 gift voucher (OR CASH!) should you refer someone and the property is signed for full management.



*Certified Professional Management*