



PROPERTY INVESTOR NEWSLETTER

October 2016

PROPERTIES RECENTLY RENTED

HOUSES

Bowden

"The Merchant Building"

2 brand new apartments

\$390 p/w (each)

Adelaide

Beautiful furnished apartment

\$620 p/w

Magill

3 bedrooms – 2 bathrooms

\$420 p/w

Mawson Lakes

3 bedrooms – 2 bathrooms

\$370 p/w

Paradise

3 bedroom family home

\$370 p/w

Elizabeth Vale

3 bedroom home

\$265 p/w

UNITS/TOWNHOUSES

Queenstown

2 bedrooms – very neat + tidy

\$290 p/w

Unley

2 bedrooms on 2 levels

\$450 p/w

Glenelg

2 bedrooms furnished + sea views

\$500 p/w

THERE ARE RULES

It pays to have a professional property manager care for your property and guide you through the legislation and compliance rules to protect you.



It is not a simple process of collecting rent and being nice to the tenant, you have to act and conduct all your business dealings and communications in accordance with the law.

Landlords and agents across the nation who don't act in accordance with the law are being fined for acting outside of the Residential Tenancies Act. Fines can be in excess of \$50,000.

As your managing agent we know the rules and we continually update our knowledge on the changing legislation. Our focus is to protect you by:

- Issuing the correct documentation, including prescribed agreements and forms at the commencement and end of tenancies
- Issuing the correct forms and notice periods to access a property, increase the rent and terminate a tenancy
- Correctly administering rent and bond transactions. Ensuring rent payments are recorded for every period they relate to using up to date computer software
- Documenting and managing maintenance requests correctly

It is important (where possible) that landlords don't contact tenants direct to discuss tenancy matters or enter into any verbal agreements.

THE CULLINAN PROPERTY MANAGEMENT TEAM



Jo Cullinan



Mick Cullinan



Kathy Dodd

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- Properties Recently Rented
- There Are Rules
- Our Referral Offer
- Why Have Landlord Insurance

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.

OUR REFERRAL OFFER

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



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



Why have 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.

Some insurers may not cover these events, and very often the bond isn't enough to cover all the associated costs.

We highly recommend Terri Scheer to look after your insurance needs. Take advantage of their great offer below of 15 months cover for the price of 12 (offer available until 24th December 2016).



Terri Scheer celebrates consecutive Canstar Awards with an exclusive offer

15 Months Cover for the Price of 12

Terri Scheer is proud to announce that we have been recognised for the second year in a row as the winner of the Canstar Award for Outstanding Value Landlord Insurance in Australia. To celebrate, we have an exclusive offer for your landlords.

Landlords will receive 15 months cover for the price of 12 when their Property Manager arranges their new Landlord Preferred Policy*.

Terri Scheer's award-winning Landlord Insurance helps protect your client's rental property and income. To redeem this offer, complete the Request for Cover or have your landlord complete an Application Form. This offer is not available online. Offer is available until 24 December 2016.

Call Terri Scheer on 1800 804 016 for further information

Australia's Leading Landlord Insurance Specialist 

*The 15 months offer (15 months insurance cover for the cost of 12) is limited to customers who purchase a new Terri Scheer Landlord Preferred Policy arranged by their Property Manager (landlord) through our website. Good standing policy and no previous claims history. This offer applies in the period of cover only and the cost of cover will be reduced for each 12 months premium to a maximum of 12 months if early cancellation. This offer is valid from the 15th September 2016 to 24 December 2016. Insurance issued by AIG United Kingdom Ltd 020 3017 8217. APL0319100. Issuing New Insurance. In arranging your insurance, Terri Scheer Insurance (201) 79 010 016, 79 010 016, 2183 NE uses under authority given to it by New Insurance. Read the Product Disclosure Statement before buying the insurance and consider whether the right for you. Call 1800 804 016 for a copy.