



Spring | 2020

## Properties

### Recently Rented

#### HOUSES

##### **West Beach**

Luxurious family home  
\$700 per week

##### **Flinders Park**

3 bed + 2 bath - modern living  
\$450 per week

##### **College Park**

Family home - prestigious suburb  
\$700 per week

##### **Paradise**

2 storey newly built home  
\$550 per week

##### **Manningham**

Character home - updated  
\$400 per week

##### **Dover Gardens**

3 bed + 2 bath - modern living  
\$450 per week

#### APARTMENTS / UNITS

##### **Norwood**

2 bedroom - close to shops/cafes  
\$280 per week

##### **Kurralta Park**

2 bedroom - updated & modern  
\$330 per week

##### **Walkerville**

1 bedroom furnished apartment  
\$340 per week

## Getting You The Best Tenant ...

### How does someone apply to rent my property?

We always ask that the prospective tenant complete an application form, signing to give permission for us to check the information provided.

### What if an applicant contacts me as the owner?

In the unlikely event a prospective tenant contacts you to discuss their application, or ask questions regarding their rejected application, we strongly advise that you request that they contact us. If they persist, we strongly advise that you do not discuss anything further to avoid unnecessary problems and complications.

### How do you check an applicant?

We use TENANT OPTIONS APPLICATION PROCESS  
The leading rental application management solution  
[www.tenantoptions.com.au](http://www.tenantoptions.com.au)



### What reason do you have to give the applicant to reject their application?

Legally we do not have to give a reason and by industry practice we do not.

### Who selects the applicant for my property?

You do....

With the information that we have collected and by using our experience we will present each application to you, the Landlord. Giving our thoughts on the best applicant that we believe would be best suited for your property.

### Does Cullinan Property Management guarantee the tenant?

We can never guarantee any approved tenant/s for your property. We can only attempt to collect information on their past history and confirm their income arrangements. We do recommend that all Landlords should take out Landlord insurance, which we can arrange and suggest that it is better to leave a property vacant a little longer, rather than take unsuitable tenants.

Simply great  
property management  
from fully certified  
property managers



Jo Cullinan



Mick Cullinan



Andy Georgiou



Kathy Dodd

## DID YOU KNOW ALL SMOKE ALARMS HAVE AN EXPIRY DATE?

As per the legislation in the Residential Tenancy Act all landlords must provide to the tenant full working smoke alarms.

We recommend the services of a professional organisation that is qualified to carry out the required servicing and maintenance on your property's smoke alarm/s.

Smoke Alarm Solutions are currently offering 2 years servicing for the price of 1. Contact us today if you would like us to arrange this service for you!



## SPRING CLEANING ... where to start?

### Morning:

- Strip all beds & start washing sheets, pillowcases and comforters. It's a good time to vacuum / flip mattresses while the bedding is off the beds also.
- Empty all garbage bins (and recycling bin), take them outside and hose & scrub them down. Leave them to dry in the sun.
- Clean oven interior, hotplates & griller.
- Scrub showers & bath and clean the bathroom.

### Afternoon:

- Spot clean upholstery and rugs.
- Dust the rooms you've decided to do today starting at the top. This could include bookshelves, tops of cabinets, light fixtures, light bulbs, furniture, door frames, etc. The idea is that you're dusting every inch of dust down to the skirtings.
- Polish any wooden furniture.
- Clean doors. You've already dusted the door frames, so take a damp cloth (& maybe a Magic Eraser for stubborn spots) to the doors and handles.
- Continue changing bedding loads as needed in your washing machine
- Clean your windows & window tracks. Remove & clean screens (if possible).
- Clean glass sliding doors and screen doors (don't forget the tracks).

### Evening:

- Replace bedding.
- Return garbage bins to their rooms.
- Vacuum under furniture and under rugs. Vacuum the floors throughout the house now that the dust you stirred up from dusting has had time to settle.
- Clean your phone, i/pad/computer & keyboard.
- Choose one small area to declutter. You don't need the sunshine to help you see what to declutter (like you would with spot cleaning your lounge suite, for instance) and ending with a decluttering session sets you up for a very visual win and with any luck, the urge to do more when you can!
- Make a list of tasks you wish you'd been able to do, and make a plan for finishing them up during your regular cleaning routine.
- Enjoy your spring cleaned home!

**DOUBLE the DEAL**

Receive **2 YEARS** SERVICING FOR THE PRICE OF **1**

Saving you **\$99** PER PROPERTY!\*

Enrol your property in our \$99 Platinum Subscription from August 1 to October 31, 2020 to receive two years servicing for the price of only one.\*

- ✓ Unlimited inspections
- ✓ Unlimited free smoke alarms
- ✓ 24/7 Emergency Service ~

\*For full promotional terms and conditions, see www.smokealarmsolutions.com.au/tu

**Smoke Alarm Solutions®**  
PROTECTING AUSTRALIANS

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



**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 \$100 gift voucher (OR CASH!) should you refer someone to us and the property is signed for full management.

