



# PROPERTY INVESTOR NEWSLETTER

Oct - Nov | 2018

## PROPERTIES RECENTLY RENTED

### HOUSES

#### **Mile End**

3 bedroom, 2 storey home  
**\$600 p/w**

#### **St Peters**

3 bedroom executive home  
**\$850 p/w**

#### **Hampstead Gardens**

3 bedroom family home  
**\$390 p/w**

#### **Croydon Park**

3 bedrooms – parking for 4 cars  
**\$450 p/w**

#### **North Adelaide**

2 bedrooms – offstreet parking  
**\$520 p/w**

### UNITS/TOWNHOUSES

#### **North Adelaide**

1 bedroom ground floor unit  
**\$315 p/w**

#### **Manningham**

2 bedroom furnished unit  
**\$325 p/w**

#### **Felixstow**

1 bedroom unit – small group  
**\$240 p/w**

## Have you cleaned your gutters?

**A debris-clogged gutter can cause a leaky roof or water damage to the interior or exterior of your home.**

Gutters are an integral piece of your home's well being. They serve to control the flow of rainwater to protect your roof, walls and foundation. But when neglected, experts say gutters can turn from a necessity into a nightmare. Contractors say clogged gutters also make nice homes for pests, rodents, mould and honeycombs from bee infestations. If you let gutter cleaning go by the wayside, it can cost you hundreds or thousands of dollars in repairs.

### How often should they be cleaned?

It depends largely on where you live and, most importantly, how many trees are in the yard.

We would recommend that gutters are cleaned during Autumn and Spring.

Should you wish us to arrange for gutter cleaning at your investment property, simply give us a call.



### Welcome Jackie Menzies!

We are pleased to announce Jackie Menzies has joined the team at Cullinan Property Management, taking over Kathy Dodd's portfolio (who is moving to the country).

Jackie is a fully certified property manager, and comes to us with over 15 years experience.

She has recently walked the Camino Trail "The Way of St James" (a 1,000km walk from France to Spain), and has done extensive travel around the world.



### The Cullinan Property Management Team



Jo Cullinan



Mick Cullinan



Kathy Dodd

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# SELECTING THE BEST TENANT ... WHAT HAPPENS?

## How does someone apply for my rental property?

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

## What if an applicant contacts me (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 does Cullinan Property Management check an application?

With the information provided we confirm their payment and tenancy history by calling their current and/ or previous landlord/agent as well as confirming their employment, checking them against the National Database (TICA), to see if they have been lodged as a bad tenant by a previous agent, or have an unsatisfactory credit history. In some cases where this is not possible we may simply reject their application.

## Who chooses the applicant for my property?

You do!!! In conjunction with the information that we have collected and by using our experience we will present each application to you ... the Landlord. We will also give you our thoughts and recommendations on the best applicant the we believe would be best suited to your property.



**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 Property Management*