BLACK & WHITE
ESTATE AGENTS
PROPERTY
MANAGEMENT,
DONE PROPERLY!
bwestateagents.com.au

HIGHER RETURNS / LOWER EXPENSES

Is one of your most valuable assets performing at its best? When's the last time you had an independent agent appraise your rental? Is it underperforming?

These are all very important reasons to have your property managed properly.

WHY LEASE THROUGH US

Personalised boutique service tailored to your individual investments needs and requirements. Managing one of your most important assets is a specialised skill that requires a keen understanding of more than simple rules and regulations.

Working within the residential tenancies act is a requirement of all landlords and managing agents but having the right people skills to ensure smooth sailing and maximising your most valuable asset's performance makes all the difference.

OUR GOALS FOR YOU

1. To achieve the **HIGHEST POSSIBLE RENT.**
2. To locate the best **APPROVED TENANTS.**
3. To lease in the **SHORTEST POSSIBLE TIMEFRAME.**
4. To provide **EXPERT + ONGOING MANAGEMENT SERVICE + ADVICE.**

BEST TENANTS

High rents are important but well sourced tenants that meet our strict tenant evaluation, selection and reference checks are equally important. *It's always our priority to ensure we lease your property to the best possible tenants available.*

QUICKEST POSSIBLE TIME

Our team will lease your property in the shortest possible time to high calibre tenants to reduce lost revenue and provide real peace of mind.

MAXIMISE YOUR RETURN

We ensure your property gains maximum returns both short and long term by providing regular reviews and advice on rental increases whilst ensuring the retention of your tenants.

EXPERIENCE & EXPERTISE

Our team combines over 80 years of experience in property management & investment. We pride ourselves on complete transparency and providing our clients with the right advice and information to make the best decisions.

SO MUCH MORE THAN SIMPLE RENT COLLECTORS

FLEXIBLE SERVICE OPTIONS OFFERING YOU REAL CHOICE

- Tenant reference check
- Employment / Credit & TICA check
- Tenancy documents prepared and bond lodged with the R.T.A
- Regular routine inspections
- **Inspect Real Estate instant reports after every open**
- Comprehensive and detailed Condition Reports and Photos
- Personalised tenant induction and exiting procedures
- Smoke alarm, water and pool compliance checks
- Cost effective repairs & maintenance with qualified trades
- Payment of outgoings and transfer of utilities
- Insurance claim processing
- Collection of rent & banking
- Direct debiting
- Receipting of rent
- Annual rent reviews **to ensure market rent achieved**
- Property management newsletter & up to date suburb appraisals
- Professional photography
- Professional videography
- Financial statements, annual appraisals & home loan health checks
- QCAT representation when & if required
- Referrals and discounts for depreciation schedules.
- Owner online portal with log-in access to real time information **24/7** on your property
- Marketing on **realestate**.com.au, **domain**.com.au, **bwestateagents**.com.au

HELPING YOU THROUGH THE PROPERTY MANAGEMENT MAZE

1 Marketing

2 Inspections

3 Open Houses

4 Applications

5 Reference Checks

6 Credit Checks

7 Sign Lease Documents

8 Condition Report & Photography

9 Tenant Induction

10 Key Handover

11 Monthly Payments

12 Routine Inspections

13 Rental Review / Increase

14 Lease Renewal / New Lease

15 Documents Signed

Should you have any further questions or queries regarding leasing your property, please feel free to get in touch. It really is that simple, *it's black & white.*

GET IN TOUCH

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