



01	<b>No Form 6 or Management Agreement</b>	<p>If there's no current, signed Form 6 (or PAMDA 20a in legacy files), the income is at risk. No agreement = no enforceable authority.</p> <p><b>Watch for:</b> - Missing or unsigned agreements - Agreements not matching current fees or terms</p>
02	<b>Non-Compliant Smoke Alarms or Pool Certificates</b>	<p>Properties must comply with QLD safety legislation. A portfolio with gaps here is exposed to legal risk and possible compensation claims.</p> <p><b>Watch for:</b> - No compliance certificates on file - Inconsistent inspection records</p>
03	<b>Inflated Management Fees or Discounts</b>	<p>Are the fees real — or just temporarily bumped to inflate value? Conversely, lowball fees may mean opportunity, but also underperformance.</p> <p><b>Watch for:</b> - High variation in management fees - Discounts not supported by agreements</p>
04	<b>Rent Arrears or Vacancies Hidden in Averages</b>	<p>Portfolio averages can mask trouble properties. You need property-level data.</p> <p><b>Watch for:</b> - Tenants in &gt;14 days arrears - Properties vacant &gt;21 days</p>
05	<b>Staff Dependency or Pool File Quality</b>	<p>If the PM team holds all the knowledge in their heads, or if digital files are poorly maintained, the handover will be bumpy and the client retention at risk.</p> <p><b>Watch for:</b> - Lack of digital recordkeeping - Key person risk not disclosed</p>

*BONUS*

## Rent Roll Health Score Available

### Want an independent Rent Roll Health Check before you commit?

This checklist is provided in collaboration with our strategic partners. Let's make sure your rent roll acquisition is golden — not rotten.

