

* An agent has a full-time focus of:

1. Maximising the landlord’s income,
2. Optimising capital growth, and
3. Skilfully representing the landlord

* ****An agent can act as a third party between the tenant and landlord, which gives landlords peace of mind that they do not have to communicate with the tenant on issues such as late payment of rent, negotiating rental increases and following up maintenance issues. Would you feel comfortable in pursuing the tenant if they got behind in their rent? Would you feel comfortable to increase the tenant’s rent? Sometimes having a third party to negotiate this on your behalf can avoid conflict and unnecessary additional stress in managing the property.
* An agent understands the complexity of legislation requirements when issuing notices, preparing tenancy documents and bond disbursements.
* An agent can skilfully represent the landlord in court should the tenant breach their agreement.
* An agent can offer competitive maintenance rates due to the volume of work generated.
* An agent has access to tenant database agencies (which contain information on defaulting tenants) to assist with the tenant selection process.
* An agent has access to prospective tenants to ensure that your property is rented in the quickest possible time.
* An agent knows the market rent to ensure that you maximise your rental return.
* An agent can have access to reduce rates for Landlord Protection Insurance, which is designed to mitigate financial loss from a tenant who defaults on their rental obligation or where damage is caused to the property.
* An agent knows what to look for at a final inspection and is experienced in negotiating with the tenant during the bond-refund process.