

PROPERTY MANAGEMENT FEE STRUCTURES 2024

Management Fee	Your Offer
<p>Our fee for the ongoing management of your property includes, but is not limited to, the following services:</p> <ul style="list-style-type: none"> • Rent collection. • Arrears management. • Coordination of repairs and maintenance. • Periodical rent review. • 6 monthly routine inspections with detailed written report. • Payment of rates and levies and other accounts as instructed in writing. • Legislative and compliance management. • Liaising with strata management. • Dispute resolution. 	<p>4% (Inc GST) of the collected gross rental.</p>
Leasing Fee	
<p>When you select Thompson Brokers, our commitment to you is demonstrated through the successful leasing and management of your investment property. This fee covers the successful securing of an approved tenant and includes, but is not limited to, the following services:</p> <ul style="list-style-type: none"> • Preparation and implementation of marketing strategy. • Servicing and handling of all enquiries. • Attending all private inspections and open for inspections. • Negotiating with interested prospective tenants. • Processing tenancy applications and reference checking. • Document preparation - Tenancy Agreement and Bond Lodgement. • Detailed ingoing condition report with comprehensive digital photos. • Organising and handling the lease signing. • Tenant onboarding and property handover. 	<p>1.5 weeks rent (Inc GST) — as applicable.</p>
Marketing Fees	

<ul style="list-style-type: none"> • Internet Advertising on 8 websites including realestate.com.au and Domain. • Professional Photography (8 photos), 2D/3D Floorplan and D- Furnish. • Digital staging. • Social Media. • For Lease Board. 	<p>Internet Advertising - \$450 (Inc GST)</p> <p>IF APPLICABLE AND PROFESSIONAL PHOTOS HAVE NOT BEEN TAKEN OF THE PROPERTY ALREADY:</p> <ul style="list-style-type: none"> • Professional Photography (8 photos), 2D and 3D floorplan with D-Furnish- \$350 (Inc GST). • Digital staging - \$50 (Inc GST) per photo.
<p>Renewal Fee</p>	
<p>Our tenancy renewal fee applies when an existing tenant renegotiates a new fixed-term tenancy agreement.</p>	<p>\$150 flat fee (Inc. GST) - as applicable.</p>