

*This newsletter has been designed to keep you updated on what is happening within the industry and our Real Estate Office*

**From the desk of the  
Property Managers**



**We have found  
someone to pay the  
rent if your tenants  
won't!**

*Providing you with peace of  
mind...*

It is our duty of care as  
your managing agent to inform  
you of Landlord Protection  
Insurance.

Landlord Protection Insurance  
can cover you for the  
unexpected, such as loss of  
rent, malicious damage,  
accidental damage, public  
liability and contents, etc.

For such a minimal  
tax - deductible fee (often  
under the cost of one weeks  
rent), you cannot afford to  
be without it.

To find out more, contact our  
office or see enclosed leaflet!

\* Terms & Conditions apply and policy  
coverage may vary.

## Property Condition Reports

When a tenant moves into a  
property, both the tenant and the  
managing agent/landlord are  
required to complete a condition  
report.

This report is an extremely  
important document as it is a  
record of the condition of the  
premises at the start of the  
tenancy.

When completing a condition  
report it is not a quick process of  
ticking and flicking that everything  
is clean, working and undamaged.  
Extreme caution and time needs to  
be taken to describe all of the  
fixtures and fittings.

This includes:

The colour of the carpets and  
walls, a full description of the  
window coverings and light fittings,  
detailed information on appliances,  
including the make and model, a  
list of any inclusions, etc.

If you fail to adequately describe  
the inclusions, fixtures and fittings  
it can cause unnecessary disputes  
at the end of the tenancy or lead to  
a possible financial loss for the  
property owner.

For example:

If you just tick window coverings  
as being good and undamaged

and fail to describe them, the  
tenant can leave any form of  
window coverings when they  
vacate.

Or if the tenant decides to paint a  
bedroom hot pink and the  
condition report just has walls  
ticked as good, you will be unable  
to enforce that the walls be  
returned to the original neutral  
colour (if the tenant decides to be  
difficult and disputes it).



The more detailed the condition  
report, the easier it will be to over-  
come pending disputes at the end  
of the tenancy.

Continued Over > P.T.O...

**IMPORTANT:** This is not advice. Clients should not act  
solely on the basis of the material contained in this  
newsletter. Items herein are general comments only and  
do not constitute or convey advice per se. The  
newsletter is issued as a helpful guide to clients and is  
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You can be confident that our property management team are very thorough when completing condition reports to protect your investment.

As well as describing the fixtures and fittings, it is equally important that the property is presented in a clean and safe condition from the outset.

Upon vacating, the tenant is required to leave the premises in the same condition (allowing for fair wear and tear) as it was at the commencement of the tenancy.

If the property was not clean, the lawns were not mowed, there were weeds in the garden and marks on the walls, then the tenant can leave the property in the same condition – or often they leave it worse with no recourse for a claim.

In addition to our comprehensive incoming inspection report, we take 200 to 300 photos with each new tenant that enters the property.

Once again, you can be confident that our office is constantly working towards protecting your investment, which includes our team taking a little extra time and effort to be thorough with our documentation when a tenant moves into the property. ■

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## Top 10 Home Loan Protection Tips



Please read the following tips to ensure you don't fall into the trap that many investors do each year when looking for that perfect home loan.

1. Never sign a contract without knowing and understanding all terms of the loan. If you are unsure of anything, you should seek independent legal advice.

2. Never allow yourself to be pressured into a home loan. Reputable mortgage brokers strive to make consumers aware of and be comfortable with their home loan options.

3. Beware of door-to-door and telephone solicitations.

4. Never sign a blank form for any home loan package, and be sure to get copies of all documents bearing your signature. You should always receive a copy of your mortgage documents for yourself.

5. Request a statement of all fees associated with the transaction. Question any fees you do not understand. All fees and home loan details should be noted in a special document summarising the finance charges. Your mortgage broker should also supply you with a copy of the contract.

6. When choosing to go through a broker, enquire about their experience and qualifications.

7. Make sure that you can afford the proposed monthly payments. Do not agree to payments that you cannot comfortably make. Remember, everyone that experiences financial hardship was approved for the home loan at some stage!

8. Educate yourself. Know the important questions to ask and your rights as a consumer.

9. Your mortgage broker is *NOT* qualified to give you legal, taxation or financial advice (unless they have additional qualifications). If your circumstances require specialised advice, seek it from a professional.

10. Exercise your rights!!! If you feel you have not been treated fairly, do something about it.

For further information on registering a complaint visit: [www.mortgagebroker.com.au/Consumer-Guides/How-do-I-make-a-complaint.html](http://www.mortgagebroker.com.au/Consumer-Guides/How-do-I-make-a-complaint.html) ■

*Source: Mortgage Broker.com.au*

If you would like any further information or advice in relation to finance please contact

**Steve Murphy**  
*Raine and Horne Financial Services*  
Mobile 0421 088 425

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## Properties recently rented

Keeping you updated on the local rental market

### HOUSES

Church Street  
TEA TREE GULLY \$305 per week

McIntosh Court  
GOLDEN GROVE \$310 per week

The Driveway  
HOLDEN HILL \$290 per week

Tarpeena Avenue  
WINDSOR GDNS \$320 per week

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## Investment Property of the Month



### 1 Thomas Crt, WYNN VALE

An ideal investment opportunity! Family home featuring 3 bedrooms, built ins, 2 x living areas, dining, ducted reverse cycle air cond, modern kitchen with dishwasher, outdoor entertaining, double carport with remote roller doors. Rent potential of \$310 to \$325 per week. (RLA 182438) ■