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We'll bring the right tenants
through your door

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Bayleys M.H. Realty Ltd

Residential Property Management and Letting

Why should I
employ the services
of a Professional
Property Manager?



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Self Management Property

So you've made the decision to rent your house, what next? The basic question that faces all homeowners at this point is:

"Do I hire a Property Manager, or do I rent it myself?"

A do-it yourself attitude is the main reason landlords opt not to use a Property Manager, followed by concerns over expense. The most common misconception of most homeowners is that not hiring a management company, means more money in your pocket.

If you are considering managing your own investment property then it's wise to consider the following points:

- Do you know what the **market rent** for your home is right now?
- The **Location** of Your Property Compared to Your Primary Residence – The more miles between you and your investment property, the harder it is to manage.
- How do you **find tenants**?
- Have you worked with **maintenance contractor(s) in that area that will charge you a fair price, every time?**
- Are you available to **show your property 7 days a week**, including evenings?
- Do you possess a thorough understanding and knowledge of **The Residential Tenancies Act 1986** in order to maintain a fair and professional relationship with your tenant?
- How much do you know about the tenant selection process?
- Do you know how to lodge your tenants **Bond** money in accordance with the **Residential Tenancies Act 1986** requirements and within the required timeframe?
- Do you have a concise knowledge of the **Residential Tenancies Act 1986** to effectively represent in Court?
- Could you successfully terminate your tenancy and recover possession of your property without the need to go to Court?
- Could you complete a valid **Property Condition Report** with enough detail to stand up in Court if necessary?
- Do you know the correct procedure when the tenant has absconded and abandoned goods remain at the property?
- Would you be able to recover any outstanding debts?

If you don't know the answer to any of these questions, it can, and will cost you money.

Professional Property Management

A competent Property Manager not only possesses a strong understanding of their role, they continually increase their knowledge of insurance requirements, changes to legislation and industry and market trends to ensure all clients achieve the highest level of service at all times.

At Bayleys, our Residential Property Managers look after your investment as if it were their own. With a combined 40 years in the Property Management arena and a personal dedication to property as simply the best investment, we ensure, with the latest technology, that you receive timely information and the benefits of a successful and stable team.

What to look for in a Property Manager

Quality Tenants

It is better to be selective at the beginning and find the right tenants. We turn down 60% of rental applicants after extensive investigation because they do not meet our criteria.

Effective Advertising

We have the facility to market your property on Trade Me and Bayleys website if required. As well as on our Residential Rental List sent out every week.

Effective Communication

We use the best technology including iPhones and iPads to provide you with regular pictorial Property Reports and the highest level on communication.

Rent Collection on time

We have a zero tolerance for rent arrears. We achieve a very low rate of arrears. We monitor rent payments to our audited trust account every day.

Well Maintained Properties

We offer a reliable team of quality tradespeople on call 24/7.

Regular Rent Reviews

We ensure that your investment receives market rents.

Great Teamwork

Communication within the team is constant which results in great backup so your property is always looked after throughout the year resulting in a very low vacancy rate.

Excellent Service

We provide cost effective property maintenance and repairs due to long term relationships with local contractors and honest feedback after our routine regular inspections of your property.

Fees Transparency

Our management and disbursement fees are 10% plus GST and holiday lets 20% plus GST. We also charge a routine inspection fee of \$35. The vacant and final inspection is included in the management fee.