

Landlord Tenancy Information

We ensure listing your investment property for rent is as smooth and streamlined as possible.

What makes us stand out from the rest is that our Senior Property Manager Kara is personally involved in the management of all of our properties. Kara oversees the end to end management of your property from when you sign the management authority right through to the day to day managing of your property and tenants to when your tenants vacate.



Preparing Your Property For Rent

First impressions matter, so ensuring your property is presented at its best is important.

Below is a helpful checklist on what you can do to prepare your property for rent.

- Have property thoroughly cleaned, including carpets, windows, window and sliding door tracks, screens, window treatments.
- Pest spray
- Compliance – ensuring your property has 2 RCD's and adequate hard wired smoke alarms (not more than 10 years old).
- Ensuring your property meets minimum security requirements – [Minimum levels of security \(commerce.wa.gov.au\)](http://commerce.wa.gov.au) please see link.
- Lawns mowed and edged and gardens pruned and weeded.
- Driveway and paths weeded
- Pet Fumigation if pets have previously resided at the property
- Airconditioning units serviced and filters cleaned

- Empty rubbish bins
- Arrange mail redirection so your tenants aren't receiving your mail
- Arrange landlord/building insurance (please advise us if you would like us to arrange a quote)
- Keys/Remotes– Ensuring you provide us with 2 full sets of keys – we keep one set and provide the tenants with a set. Provide fresh batteries in any remotes.

Should you allow pets in your property?

It is becoming increasingly common for landlords to allow tenants to have a pet in their property.

There can be many benefits and opportunities of allowing pets on the tenancy agreement, but before you decide, make sure to consider the following pros and cons.

Pros

1. Increase your chances of finding a tenant

It is fair to say that more and more Western Australians are owning pets, which means you will have a larger pool of prospective tenants to choose from. If you want to secure a tenant sooner rather than later, consider allowing pets. When we conduct a rental reference check we always ask for a reference regarding the pet – We ask questions such as

- Did the pet cause any damage?
- Were there any noise complaints from neighbours?

2. Increased rent

Not only could banning pets cut you out of a larger demographic of people, it could also be a missed opportunity for you to charge higher rent. You can potentially increase your rent based on the high demand of pet friendly rental seekers. Look around your area and see how many pet friendly rentals are currently available.

3. Longer tenancy

For most tenants who own pets, they are looking to secure something long term, as finding a rental that allows pets can be difficult and unpredictable. By allowing pets, you increase your chances of securing a responsible, reliable tenant on a long term lease who will go the extra mile to take care of your property.

4. Pet bond

By allowing pets, there is a pet policy that the tenants must adhere to when they sign the lease. We also take a pet bond of \$260. The tenants must also ensure the property is fumigated for fleas upon vacating the property.

Cons

1. Potential damage to the property

The biggest deterrent for landlords when it comes to allowing pets is the potential for damage to the property. Pets can scratch floors, leave carpet stains, disturb the garden and even leave behind a lingering odour. This can be a risk by allowing pets, however, with routine inspections and good communication with your property manager and tenants, it is easy to mitigate and control. You can also include in the lease agreement not to have the animals inside the house if you wish, which can help reduce any damage caused inside of the property.

2. Disruption to the neighbours

Barking dogs, meowing cats and loud birds can sometimes disturb the peace in the surrounding neighbourhood. If there are any noise complaints, it is important that the tenant communicates with the managing agent and the neighbours about coming to a solution. Generally, these are easily resolved, but it's worth being aware of when weighing up whether you're willing to allow pets in your property.

While allowing for pets does come with the potential for some minor risks, these are calculated risks. If you have all the correct measures in place, a pet-friendly property can be of immense benefit to you and is always going to acquire more demand than a property that does not allow for pets.

So how can you get the highest return possible on you Investment Property?

Ensuring the property is clean, this includes carpets and window treatments.

Gardens and lawns are neatly mowed, pruned and weeded. Even if your property is vacant it is a good idea to regularly check and make sure the gardens and lawns are kept presentable or engage a gardener to attend.

Ensure all maintenance items have been attended to – if anything is damaged/broken etc consider having it repaired/replaced.

Consider allowing pets.

Follow advice from your Property Manager regarding price. (We provide you with a CMA – Comparative Market Analysis Report to ascertain the correct rental figure by looking at demand, what similar properties in your area have rented for, and what similar properties are currently advertised).

We conduct regular rent reviews and ensure we are always in line with the current market.

