



Why Choose Kim Turner Real Estate?

We are a small family owned business where you deal with 1 Property Manager end to end.

We are Owner and Tenant Focussed – Because you can't have 1 without the other. That means taking good care of our relationships, ensuring that we are unfailingly ethical in all our dealings with everyone and that we are always looking for ways to do things better while always seeking solutions that benefit everyone involved.

We are honest, transparent, prompt, professional, thorough and do it all with a smile.

WE WILL ALWAYS follow through with what we say we are going to do!
WE WILL ALWAYS keep you in the loop and updated!
WE WILL ALWAYS get back to you on the same day!

We have an Owner Portal where you can access –

Owner statements
I & E statements
And
Maintenance whenever you want!

We will find you the best tenant and fast!

We have a stringent selection process and ensure that all applications are reference checked for both rental history and to confirm employment.

We conduct NTD (National Tenancy Database) checks on every applicant as this will tell us if the applicants have previously been listed as bad tenants.

We also confirm the applicant's financial capacity to be able to pay their rent by requesting bank statements and/or payslips.

We conduct Home Opens on weekends to get the maximum number of people through -

We don't stop until your property is leased.

We DON'T schedule Home Opens on days and times just to suit the Property Manager. We will also conduct private viewings if interested applicants can't make one of our scheduled Home Opens.

We conduct Home Opens 7 days a week and not just when it suits us.

We have a "Zero Tolerance" for late rent -

Kim Turner Real Estate has zero tolerance when it comes to late rent. All new tenants are given a copy of our "Information Booklet" at the start of their tenancy explaining our "late rent" policy.

When the new tenants come into our office to collect their keys and paperwork, the Property Manager will once again explain our "late rent" policy and what will happen if they fall behind in their rent. We will always advise the owner as soon as possible in the event rent falls behind so that they are aware and can make the necessary arrangements if needed.

Our late rent policy is as follows –

1 Day late – Tenants receive a friendly sms reminder

2 Days late – A Breach Notice for Non-Payment of Rent is issued

Failure to receive payment after the breach notice has been issued will result in us applying to the Magistrates Court to have the tenancy terminated.

Routine Inspections

Our routine inspections are not outsourced, they are conducted in house by your Property Manager. We conduct inspections every 3 months and send you a detailed report with photos.

Communication

Communication is the key. We are always contactable via phone or email and will always advise you of any issues that come up regarding your property or tenants as soon as possible. We will respond to phone calls and emails on the same day!

If you would like to discuss further Kim Turner Real Estate managing your investment property or would like a copy of our fee's please contact us on:

Phone – 0468 579 260

Email – pm@kimturner.com.au