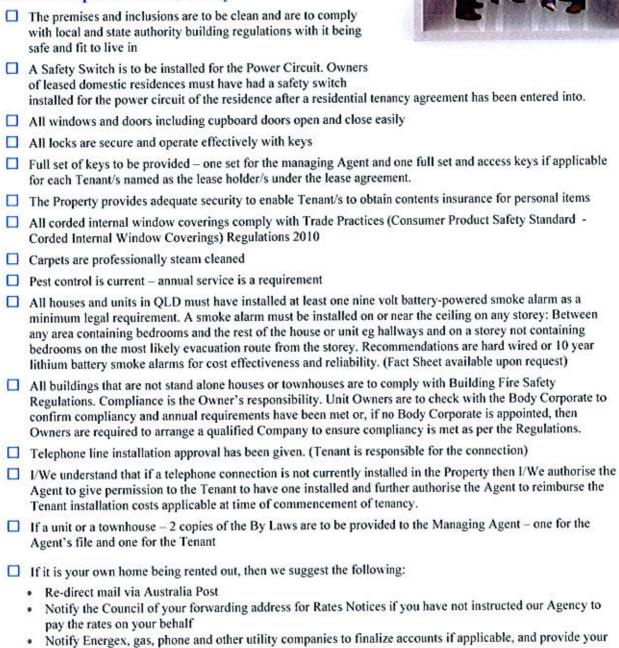
RECOMMENDATIONS TO PREPARE YOUR PROPERTY TO LET

Agency: Switch Realty

Address: Cnr Pine & Lowry Street North Ipswich

Contact: Property Manager Email: mail@switchrealty.com.au

Legislative requirements and other steps to be attended to prior to a tenancy



Notify your Insurance Company and Mortgagee Holder of the change of occupancy status

©NEWM05

forwarding address details

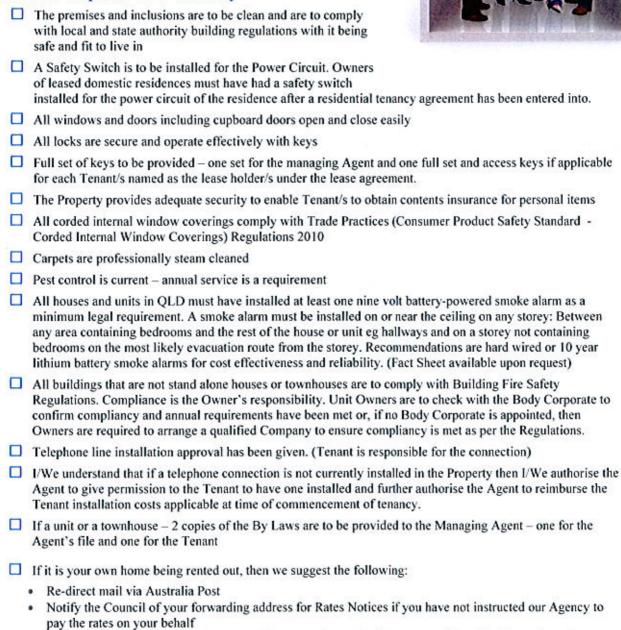
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· Notify Energex, gas, phone and other utility companies to finalize accounts if applicable, and provide your

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П	If water consumption costs are to be passed onto the Tenant ALL the minimum criteria is to be met as legislation requires. (Fact sheets available upon request on How to be Water Wise and Water Wise Rebates)
	If your Property has a pool, ensure it meets current Government Regulations in regards to fencing, CPR signage and water consumption/use. The Pool Owner must hold a current Pool Safety Certificate.
	If the Property is under a Builder's Maintenance Warranty, the Agent will endeavour to have the Builder attend to any defects/repairs required during the period. However it will remain the Owner's responsibility to ensure items are followed up and rectified. Should the Builder not attend to urgent/required items under the Tenant's Lease Agreement, then the Owner authorises the Agent to employ qualified Tradespeople to attend to the requirement and the Owner will seek reimbursement from the Builder for payment.
	Landlord Protection Insurance. Whilst rental reference checks are completed as thoroughly as lawfully allowed, we can not predict or know how a Tenant's future ability to meet their tenancy obligations can be affected eg in event of death or long illness, loss of job, relationship split etc. We recommend all Lessors arrange an insurance policy to protect their investment. Brochures are available upon request
Othe	r recommendations
	Contents Insurance for your Property's fittings and fixtures – may be included with your Property insurances or incorporated in a Landlord Protection policy. As your Managing Agent we require that you have Public Liability Insurance for your Property. If your Property is a unit the cover must include the internal unit space. NOTE: Public Liability under the Building Insurance, taken out by the Body Corporate, only covers the common areas. It does not cover events inside your unit.
	Provide Agent copies of operating instructions or manuals for appliances or other items which Tenants require instructions to use.
	Provide Agent with Warranty details for any applicable item or building works, if applicable.
	Exchange or arrange for the normal light bulbs to be exchanged for Energy Efficient Light Bulbs.
	Pre-place picture hooks on walls in best locations – this helps control placement and number of picture hooks allowed and protects walls.
	Leave specific cleaning instructions for specific items eg solid stove hotplates - we strongly recommend you supply a set of covers for the plates as inventory items, as well as a tube of the element cleaner.
	Arrange for lawns and gardens to be trimmed and maintained regularly until Tenant commences lease. Untidy lawns / gardens do not attract Tenants.
	Plan for a 'pre-Tenant' spot clean for approx Samount which may be required following leasing activity and just before a new tenancy begins.
	Weed and mulch the gardens.
	Consider installing water saving devices to meet requirements of Local Council Water Restrictions. Optional: Installation of Rain Water Tank (rebate may be applicable from Local Council and State Government).
	Consider including lawn/garden or pool maintenance in the rent. We can arrange quotes for regular services and adjust the recommended rent accordingly.
	Consider installing lawn and garden sprinklers with timers. Installation will assist in the maintenance of the garden and lawn, subject to local council water restrictions which may be applicable from time to time.