

○ 6 QUESTIONS ○

TO ASK YOUR PROPERTY MANAGER



Marvel Realty

WHAT IS YOUR MOTIVATION TO LEASE OUT YOUR PROPERTY?

There might be many reason why you want to have your property managed by a professional.

RELIEF FOR TIRED LANDLORDS

RELOCATION

USING EQUITY IN YOUR HOME
TO START AN INVESTMENT
PORTFOLIO

FINANCIAL DIFFICULTIES

FINANCIAL SECURITY FOR YOUR
FUTURE

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TABLE OF CONTENTS

01 **MARKETING**

02 **SCREENING**

03 **INSPECTION**

04 **MAINTENANCE**

05 **ARREARS**

06 **RETURNS**

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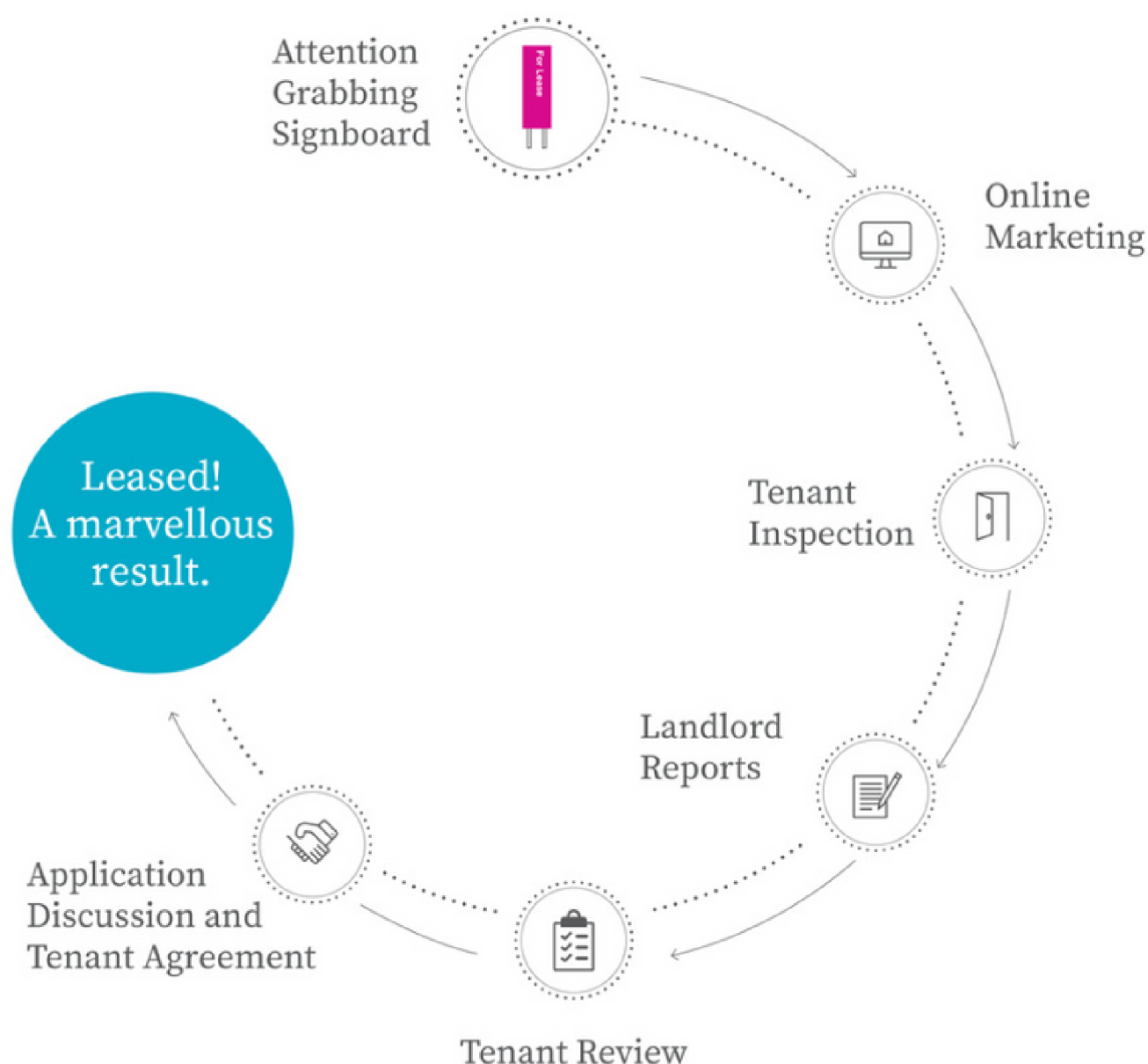


01 MARKETING

What methods would you use to market my property and attract tenants?

Using multiple premium marketing exposure methods we are able to attract the right tenants quickly. At Marvel Realty we use:

- Attention Grabbing Signboards at the Property
- Online marketing such as Realestate.com.au & Domain
- Professional photos
- Social Media
- Our Website



The key to success

- Open home uploaded
- Tenants Register
- Automated text to LL After inspection
- Reports sent to LL every Monday
- Applications are prequalified based on an affordability percentage



**RENTAL
JUST
LISTED**

02 SCREENING

How do you screen tenants to ensure they are good applicants?

HERE ARE SOME ANSWERS TO CONSIDER THAT WE DO AT MARVEL REALTY PROPERTY MANAGEMENT

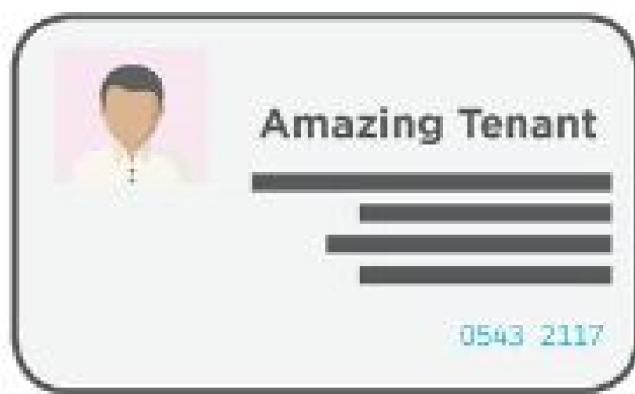


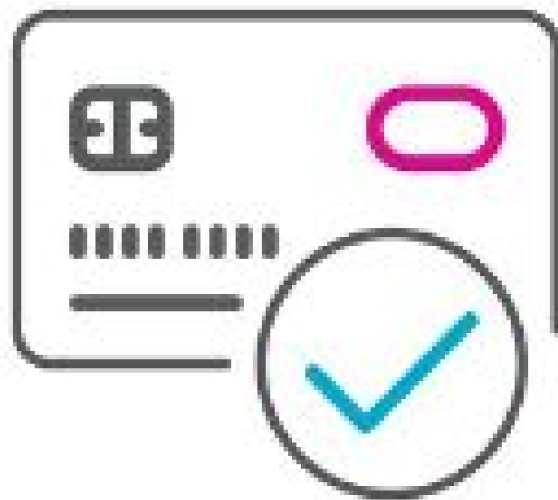
Photo ID is supplied by all tenants to confirm identity



TICA - Tenancy data base checks
Police- Criminal history Checks



Rental Ledgers & Rental References are checked



Pay slips & Bank Statements are checked to ensure the financial security of tenants



Tenants are selected & informed of their successful application

**APPLICANT
SCREENING
PROCESS**



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03 INSPECTION

How many inspections do you carry out per year?

HERE ARE SOME ANSWERS TO CONSIDER THAT WE DO AT MARVEL REALTY PROPERTY MANAGEMENT

Ingoing Inspection

We know how essential it is to complete a detailed, comprehensive property condition report at the commencement of each tenancy.

Routine Inspections - Min 2 per year

This inspection provides us with the opportunity to see if the tenant is maintaining the property to our standards. The Routine inspection also allows us to monitor general wear and tear of the property and any maintenance which may be needed on your investment property.

Pre-vacate Inspection

We also have a pre-vacate inspection and outgoing inspection to ensure that once a tenant moves on, your property is left in great shape.

We use a reputable company to conduct all of our inspections, so all inspections are thorough.

**RENTAL
INSPECTION
TIME**



04 MAINTENANCE

What happens if my property needs some urgent maintenance?

HERE ARE SOME ANSWERS TO CONSIDER THAT WE DO

In order to maximise your property's capital value, it needs to remain in the best condition possible.

Maintenance

It is of the utmost importance that all maintenance issues are dealt with in a timely manner, to avoid a small issue becoming a costly problem.

Transparency and communication

If a tenant reports a maintenance issue, we immediately let you, the landlord, know.

Fast, affordable solutions

We have outstanding relationships with numerous tradesman who give us exclusive rates on repairs and maintenance, which we are able to pass onto you. Whenever there's an issue, we present you with options for a solution, not just the problem.

We also have contractors on speed-dial for urgent and emergency repairs when they're needed.

MAINTENANCE
IS
IMPORTANT



05 ARREARS

What action do you take if a tenant is behind on rent?

HERE ARE SOME ANSWERS TO CONSIDER THAT WE DO AT MARVEL REALTY PROPERTY MANAGEMENT

Rental Arrears - Our Zero Tolerance policy

We have a strict rental arrears policy and do everything in our power to ensure tenants fulfil their obligation to pay their rent on time. When a tenant is late, calls are made each day including text messages and formal letters sent to all tenants who fall even a day behind on their rent.

If a tenant falls 14 days formal action can be taken against the tenant. We will issue all notices to the tenants promptly and within the legislative time frame to ensure you as a landlord are covered.

We also have a simple Rent Rewards System for rent not dishonoring.

ARREARS



06 RETURNS

How can you ensure the best returns for my property?

HERE ARE SOME ANSWERS TO CONSIDER

At Marvel Realty we take care of your assets as if they were our own. We protect your best interests and follow strict protocols. This is how we cover your assets.

12 month reviews

Every twelve months, we conduct rental reviews to ensure that you're getting the maximum return on your investment property.

CMA Report

We provide Rental Comparative Market Analysis Reports each time your lease is due to expire so we can ensure your property is always in line with the current market value.

Following all the steps outlined in this eBook, you can rest assured your rental returns will remain high and constant.

**YOUR
INVESTMENT
YIELD**





TALK TO
NIKOLINA
ABOUT YOUR
PROPERTY
MANAGEMENT

BOOK A CALL NOW

[BOOK](#)

EDUCATING ON PROPERTY MANAGEMENT

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