



The Rent Shop Ltd

PROPERTY MANAGEMENT

Prospectus

**“The finest Property
Management for
just a coffee a day”**



Professionals

the rent shop ltd
licensed real estate agent

OUR Approach

The Rent Shop Ltd has over 25 years experience in property management that enables us to take the stress and hassle out of the everyday management of your property. Our approach is founded on providing a personalised service through individual property managers with an underlying philosophy of treating your property as if it were our own. We offer a fast, flexible and tailored service, which we guarantee will surpass your expectations.

OUR COMPREHENSIVE SERVICE INCLUDES:

- Individual property managers plus dedicated credit controllers
- Effective communication
- Finding the best available tenants
- Achieving strong and sustainable rents
- Detailed status reports and bond lodgement
- Focused action on rent arrears
- Ongoing property inspection reports with photos
- Managing property repairs and maintenance
- Mediation and Tribunal representation
- Prompt landlord payments
- Online access to monthly statements & income and expenditure reports
- A 24/7 Emergency Number



MARKETING & Tenant Selection

The Rent Shop Ltd has worked hard to build a high profile and prominence within the Auckland area. We attract daily tenant enquiries through offering a diverse selection of properties with our reputed service. We have specialist letting agents to assist with lettings when required then your property manager makes the final tenant selection. We promote your property through a range of marketing initiatives to minimise vacancy and to find the best available tenant and rental.

WE MARKET YOUR PROPERTY BY:

- Internet: realestate.co.nz, housestorent.co.nz, professionals.co.nz and therentshop.co.nz
- Distinctive onsite property signs
- The 'Hot List' our list of currently available properties updated daily
- Eye catching window displays at The Rent Shop
- Promotion in local newspapers

ALL PROSPECTIVE TENANTS GO THROUGH A SCREENING PROCESS, WHICH INCLUDES WHEN APPLICABLE:

- Employer/past landlord reference checks
- TINZ checks – New Zealand's largest tenant database
- Baycorp/Veda credit checks
- Tenancy Tribunal checks



RENT *Collection*

A key point of difference at The Rent Shop Ltd is our dedicated credit controllers who action rent arrears daily enabling missed or late payments to be followed up with greater efficiency. This dedicated focus on rent and invoice collection is backed by our experience and proven systems.

OUR EXPERIENCE MEANS:

- Our team has an excellent knowledge of current legislation
- We have a long established relationship and reputation with the Tenancy Tribunal
- We are competent in dealing with difficult and hard to handle tenants



Financial *Reporting*

All income and expenditure is recorded on our industry leading software. We offer detailed monthly statements as well as financial year income and expenditure reports which can be securely accessed online 24/7. We pay our property owners once or twice monthly via electronic banking.

OUR PROPERTY OWNERS GET:

- Guaranteed prompt payments with flexible payment options
- Reports designed to minimise accounting costs
- All our fees are fully tax deductible
- The security of funds held in our independently audited trust account



PROPERTY *Inspections*

In addition to a thorough status report and photos at the commencement and termination of all tenancies we recommend additional internal inspections of your property four times annually. We then send you a copy of each report with our comments and photos, recommendations and relevant information. These frequent inspections are essential for quality property management.

THEY ENABLE US TO:

- Get to know your tenant
- Get to know your property
- Identify repairs and maintenance
- Action work and log follow up
- Monitor the wellbeing of your investment
- Fulfil landlord insurance obligations



OUR *Contractors*

The Rent Shop Ltd generates a large volume of work for a range of contractors. This quantity allows us to provide cost effective repairs and maintenance and achieve “second to none” service performance for our property owners. We operate a Service Guarantee Agreement with our main contractors which allows us to guarantee and deliver a more comprehensive and reliable service to a high industry standard.

OUR AGREEMENT REQUIRES:

- An efficient response time
- A high standard of all work performed
- Indemnity against resulting damage
- Guarantee of work and service
- Courtesy to our tenants



INVESTMENT & Sales Advice

Our in house investment sales division is focussed on specific needs of landlord clients who may be:

- Looking to sell their rental property
- Looking to add to their existing portfolio by acquiring more properties
- Interested in obtaining a free market appraisal of existing property

As a licensed real estate agency, The Rent Shop Ltd is able to assist our landlords with all these requirements. The advantage in using The Rent Shop Ltd when selling a property is that we work as a team to ensure minimum tenant disruption, maximum cash flow and smooth settlements.

Properties are marketed directly to our extensive database of managed and casual landlords, which is both cost effective and targeted, to achieve an effective result.

Our landlords also have access to specialised advice and preferential rates for rental accounting, insurance, valuation and lending services.

Make The Rent Shop Ltd part of your investment team!



PROPERTY *Management*

The Rent Shop Ltd provides a total property management service that considers all aspects of the tenant-investor relationship. You can be sure that you and your property are well taken care of.

WE TAKE PRIDE IN UNDERSTANDING:

- Communication, the value of people and relationships
- The importance of cash flow
- Preservation of capital value
- Legislation and its implications
- Property investment

We recognise that property management requires a clear understanding of our professional duties and responsibilities along with our property owners' requirements. We undertake to receive instructions and report to you as a matter of priority to ensure you are fully informed on your property investment. We aim to deliver you better income and a better outcome.

The Rent Shop Ltd has a very competitive fee structure that is tailored to suit our landlords. We look forward to discussing your requirements with you.





WE LOOK FORWARD

to working with you

The Rent Shop Ltd

licensed real estate agent MREINZ

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