

MARCH 2017

REAL ESTATE NEWSLETTER

GOING ON HOLIDAY? WE NEED TO KNOW!

We need to know your date of departure and date of arrival home, as well as your instructions in the meantime, especially if you are a travelling overseas and will not be contactable. While you are relaxing, sight-seeing, or on an adventure, we are still ensuring your property is being well maintained.

Instructions we require:

- Authorised contact – will you have someone giving instructions on your behalf.
- General maintenance issues – simply proceed as per the Agency Agreement authorisation, or a preferred tradesperson.
 - Emergency repairs – how you wish to be notified, message-bank, text message, email, authorised contact.
 - Insurance claims – who your insurance provider is, policy number, etc.
 - Warranty repairs - list of the tradespeople that conducted the work and fitted the appliances.

If we are not provided instructions from you, we will simply act in accordance with the Managing Agency Agreement.

WHY IS LANDLORD INSURANCE SO IMPORTANT?

Landlord's insurance is one of the most important purchases a property investor can make. For an outlay of a few hundred dollars a year, you can be covered for not only damage to buildings and contents, but also for rental default and damage by tenants. What should you be covered for?

- Natural Disasters - A Building Policy - Contents (Carpets, Blinds, Light Fittings, Oven, Air Conditioning etc)

- Rent Default - Damages caused by Tenants & Visitors - Legal Expenses

If you are unsure about Landlord Insurance, feel free to give us a call and we can run through this with you.

FAIR WEAR & TEAR

Your tenant is not responsible for fair wear and tear to the premises. Fair wear and tear means the deterioration that occurs over time with the use of the premises even though the premises receive reasonable care and maintenance. Such deterioration could be caused by exposure, time or just by ordinary use. The tenant is only liable for negligent, irresponsible or intentional actions that cause damage to the premises.

Examples of Wear & Tears vs Damages:

Fair Wear & Tear - Faded curtains or frayed cords, Furniture indentations and traffic marks on the carpet, Scuffed wooden floors, Faded, chipped or cracked paint, Worn kitchen bench top, Loose hinges or handles on doors or windows and worn sliding tracks, Cracks in the walls from movement

Water stain on carpet from rain through leaking roof or bad plumbing, Paint worn off wall near light switch

Damage - Missing curtains or torn by the tenant's cat, Stains or burn marks on the carpet, Badly scratched or gouged wooden floors, Unapproved or poor quality paint job, Burns or cuts in bench top, Broken glass from one of the tenant's children hitting a ball through the window, Holes in walls left by tenant removing picture hooks or shelves they had installed, Water stain on carpet caused by overflowing bath or indoor pot plants, damage to paint caused by removing posters stuck with blu tack or sticky tape

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FOR SALE - 2 BENNETT ST DUBBO



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2 Bennett Street makes the ideal investment opportunity as it currently has long term tenants wanting to stay on. The tenants have been residing in the premise for approximately 11 years paying \$255 per week with rent paid in advance.

PRICE - \$240,000

FOR SALE - 25 SECOND AVE NARROMINE



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This property has undergone a complete transformation with a fresh coat of paint, brand new flooring, brand new bathroom, updated kitchen and many other features. The property currently has a fixed term lease in place with a Great tenant paying \$300 per week.

PRICE - \$190,000 - \$200,000

APRIL END OF MONTH

Disbursement will run

FRIDAY 28TH APRIL 2017

with statements leaving the office the same day

Direct deposits should be in accounts by

Wednesday 3rd May 2017

Your monthly statement can be emailed to you if you prefer.

If you would like to save paper and enjoy the convenience of receiving your statement the same day your rent is deposited, please email:

enquiries@petermilling.com.au

Reminder to check over statements and contact our office should you have any questions regarding your Statement.

APRIL PUBLIC HOLIDAYS

Good Friday - 14th April 2017

Easter Saturday - 15th April 2017

Easter Sunday - 16th April 2017

Easter Monday 17th April 2017

ANZAC DAY -

Tuesday 25th April 2017

