



Maleny Property Rentals is an owner-operated specialist Property Management business.

COMMITMENT COMMUNICATION CONSISTENCY

You can be assured of With Maleny Property Rentals' total **commitment** to looking after your property.

Our commitment to **constant communication** ensures that you will be informed at all times on what is happening with your property – and you can access this yourself anytime at a touch of a button.

Being a family-owned, operated and managed business with two licensed Principals, and two qualified family members who are also your Property Managers, you can be assured of **consistency** of management.

Other benefits of entrusting your property to MPR:

Our office is open six days a week which caters for busy working people who cannot meet with us during the normal Monday-to-Friday week.

Our office has four qualified property managers working to ensure your property will be well managed.

We take the time to do a thorough Entry Condition Report on your property when it comes to our rent roll ensuring minimal wear and tear.

What to do before renting out your property:

Contact MPR to arrange a rental appraisal on your property.

Ask MPR to prepare a tailored management plan to best suit you and your property.

Insurance - You will need to organise Landlord Insurance – in particular Public Liability. We also suggest you check to make sure your Insurer covers your property for accidental damage by a tenant.

In our experience, any rental property damage that occurs in Maleny is usually accidental, not malicious, but is still a struggle for the tenant to cover the cost. In this case they would pay any excess that would be required.

Smoke Alarms - It is imperative that your property fulfils all legislative requirements including Smoke Alarm compliance.

We would suggest employing a specialised Smoke Alarm Company to ensure your property and your tenants are safe at all times.

Electrical Safety - An electrical safety switch must be installed in the house. We suggest getting an electrician out to check and ensure it is working before your property is tenanted.

Gas - If there are gas appliances at the premises, at least one full gas cylinder is to be left on the property and a gas compliance certificate if available.

Water - Adequate water of good quality is to be supplied if your property is on tank water, or if on town water and you wish to claim all water used you must have a plumbers certificate stating that your property is water efficient.

Pools - If you have a pool, a pool safety certificate will be required (MPR can organise this for you if you run out of time).

Pest and Flea Treatment - If you have had pets at the property prior to it being managed, a flea treatment would be required to be done. If your property is due for a complete pest treatment this should be done at the same time.

Cleaning - If the house and land are clean and neat and tidy to start, you can be guaranteed it will be left that way at the end of the tenancy. So we suggest a thorough clean on the inside and outside of the house beforehand – if time poor take the pressure off and employ a bond cleaner to do it for you.

Mould - Mould is always an issue in Maleny. If your house is mould-free at the start of the tenancy it is the tenants' responsibility to keep it that way. If there is mould present at the start of the tenancy – this could create grey areas later on. If there are any areas that get persistent mould please let us know so we can keep an eye on it for you. However, mould caused by obvious leaks is your responsibility.

Safety & General Maintenance - Ensure all balustrading and decking is safe and all pathways and steps are safe (no slippery, uneven or loose paving).

Gutters are to be cleaned just prior to tenants moving in. Discuss gutter maintenance with your property manager when tailoring your management plan.

If you have any other queries then please don't hesitate to ask. We are here to take the stress out of renting your investment property.

