

MALENY PROPERTY RENTALS

We Specialise in Property Management

The leasing and care of your property is our key focus!

Commitment*Communication*Consistency

Maleny Property Rentals is a family-owned, managed and operated business established more than 10 years ago by two licensed Principals and Property Managers Karen Worcester and Isabel Bruderlin. They are supported by long-term Senior Property Manager, Millie Worcester and our newest member Sam Bruderlin who is currently the Junior Property Manager.

The Office is open 6 days a week with an afterhours contact for emergencies to ensure your property is always looked after.



YOUR INVESTMENT

OUR CHARGES:

- Rent Collection and Management Fees (contact MPR)
- New Let Fee of one week's rent + GST
- Tribunal Costs (at cost if required) we do not bill you for our time.
- realestate.com.au ad AT COST if required.

WHAT WE DON'T CHARGE:

- NO monthly Postage and Petties
- No End of Financial Year Statement Fee
- NO fees for insurance claims
- NO lease renewal fees.

WHAT YOU CAN BE ASSURED OF:

Our total commitment to looking after your property.

Constant Communication. Being informed at all times of what is happening with your property - at a touch of the button.

Consistency of management.

What you get for your investment:

Our knowledge and combined 50 years + of experience in real estate.

A Tailored Management Plan ie. Weekly / monthly / or twice monthly disbursements, preferred tradesmen, special clauses, payment of utilities etc.

Peace of mind that your property is compliant with all current regulations ie. Smoke alarms, corded blinds, swimming pool fencing.

We will find you qualified tenants that are suited to your property.

Bond for each tenancy securely deposited with the Residential Tenancies Authority and only refunded after a thorough Exit Inspection.

A Tenancy Agreement in accordance with the Residential Tenancies Authority and Real Estate Institute of Australia, tailored to protect your property.

Thorough Entry Condition Report (not just ticking boxes) and Exit Inspections.

We will ensure the tenants are aware of the operations of the property ie. tank water, septic systems, operations manuals and are settled and happy.

Four Routine Inspections a year reporting on the tenant's care of the property, and current issues, maintenance, future maintenance and safety concerns.

We receipt daily and rental arrears are attended to immediately.

If there is a dispute over rental arrears or property damage, we will attend tribunal hearings ensuring we have the paperwork required for the best outcome.

Insurance claims if required.

We will co-ordinate repairs as authorized by our clients.

Ensuring a current lease agreement for your property is always in place, with a market comparison being conducted and recommendations made for the client's consideration before the new lease is offered to the tenants.