

## Lot 19 On the Rise, Park Ridge QLD 4125



**Dual Occupancy Rental Appraisal: \$640 to \$680 p/w**

Unit "1" (3,2,2) - \$350 to \$370 p/w

Unit "2" (2,1,1) - \$290 to \$310 p/w

### ► AGENT DETAILS

**Jace Roach** | Business Manager



Date: 27/09/2019

Email: [jace@imagerealty.com.au](mailto:jace@imagerealty.com.au) Mobile: 0415 505 223

**"At Image Realty we specialise in Property Management!! This allows us to provide our clients with the highest level of service at the most competitive price!!" - Jace.**

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## ▶ COMPARATIVE RENTAL PROPERTY



### 34 Olaf Loop Park Ridge QLD 4125

First Rental Price:	\$270/W
Current Rental Price:	\$270/W
First Listed Date:	5 Dec 2018
Current Listed Date:	12 Dec 2018

 2	 1	 1	 421m <sup>2</sup>
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**Category:** House: One Storey / Lowset

**Distance:** 0.83km



### 6 Mount Barney Crescent Park Ridge QLD 4125

First Rental Price:	\$305/W
Current Rental Price:	\$305/W
First Listed Date:	3 Apr 2019
Current Listed Date:	9 Apr 2019

 2	 1	 1	 375m <sup>2</sup>
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**Category:** House: Semi Detached

**Distance:** 0.23km



### 11 Weedbrook Street Park Ridge QLD 4125

First Rental Price:	\$340/W
Current Rental Price:	\$330/W
First Listed Date:	2 Apr 2019
Current Listed Date:	8 May 2019

 2	 1	 2	 434m <sup>2</sup>
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**Category:** House: One Storey / Lowset

**Distance:** 0.99km



### 4 Mount French Street Park Ridge QLD 4125

First Rental Price:	\$350/W
Current Rental Price:	\$350/W
First Listed Date:	31 Oct 2018
Current Listed Date:	30 Nov 2018

 3	 2	 2	 300m <sup>2</sup>
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**Category:** House

**Distance:** 0.55km



### 95 Mount Huntley Street Park Ridge QLD 4125

First Rental Price:	\$360/W
Current Rental Price:	\$360/W
First Listed Date:	8 May 2019
Current Listed Date:	8 May 2019

 3	 2	 2	 300m <sup>2</sup>
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**Category:** House: One Storey / Lowset

**Distance:** 0.80km



### 17 Mount Mee Street Park Ridge QLD 4125

First Rental Price:	\$370/W
Current Rental Price:	\$370/W
First Listed Date:	21 Dec 2018
Current Listed Date:	16 Jan 2019

 3	 2	 2	 366m <sup>2</sup>
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**Category:** House: One Storey / Lowset

**Distance:** 0.19km

## Rental Return Guarantee

**Landlords Full Name(s):** \_\_\_\_\_

**Property:** Lot 19 On the Rise, Park Ridge QLD 4125 (DUAL OCC: 3,2,2+2,1,1)

**Appraisal Date:** 27/09/2019

**Guaranteed Weekly Rental Return Amount:** \$ 640

**Term:** Three (3) Years

### RECITALS

- A. Image Realty Pty Ltd ACN 607 345 568 ("Image Realty"), as the Managing Agent of the Property, hereby offers the Landlord a guaranteed rental amount for the Term in accordance with the Terms and Conditions of this agreement.
- B. The Guaranteed Weekly Rental Return Amount offered by Image Realty may not be the maximum rental return that is possible for the Property.
- C. The Landlord wishes to enter into this agreement as a way to ensure guaranteed income for the Property.

### TERMS AND CONDITIONS

1. The Landlord has engaged Image Realty to manage the Property, such engagement is reflected in the Form 6 (Appointment of a Property Agent) executed on or about the same date as this agreement.
2. The Landlord acknowledges and accepts this guarantee is only operational from the date the Property is first leased by Image Realty and only enforceable against Image Realty whilst the Form 6 is valid and subsisting. Any valid termination of the Form 6 by either party will result in this guarantee being terminated immediately with the Landlord prevented from relying on it after the date of termination for any reason.
3. The Landlord acknowledges and accepts the following:
  - (i) Prior to entry into this guarantee, Image Realty provided the Landlord with a rental appraisal of the Property which was undertaken by Image Realty. The Landlord has had sufficient opportunity prior to entry into this agreement to conduct its own due diligence enquiries to confirm the appraisal represents a fair and reasonable rental amount for the Property.
  - (ii) The Guaranteed Weekly Rental Return Amount is not necessarily the highest market rental return which could be achieved for the Property;

- (iii) This guarantee is designed to provide certainty to the Landlord and is in no way guaranteeing that the rental amounts received by the Landlord during the Term will represent the maximum rental amount achievable for the Property;
  - (iv) The guarantee is based upon four (4) weeks vacancy in any fifty-two (52) week period.
  - (v) If the average rental amount received during the Term (this is calculated by dividing the total amount of rent received throughout the Term by the number of weeks in the Term, less the allowed four (4) week permitted vacancy period for each year of the Term) is below the Guaranteed Weekly Rental Return Amount, Image Realty will pay to the Landlord the difference within fourteen (14) days of the end of the Term; and
  - (vi) From the Guaranteed Weekly Rental Return Amount, Image Realty is permitted to deduct all such amounts it is authorised to deduct pursuant to the terms of the said Form 6.
4. During the Term, the Landlord must ensure it undertakes the following:
- (i) Take out and maintain a Landlord Insurance Policy which is to include cover for loss of rent. Evidence of such insurance must be provided to Image Realty when requested;
  - (ii) Be available (or have a lawful representative available) to provide instructions to Image Realty with regard to the Property and ensure such instructions are provided within two (2) days of Image Realty seeking same;
  - (iii) Not unreasonably refuse to accept any proposed tenant Image Realty suggests for the Property;
- Should the Landlord breach any of the undertakings contained in this clause, Image Realty will be entitled to terminate this agreement, in writing to the Landlord without notice.

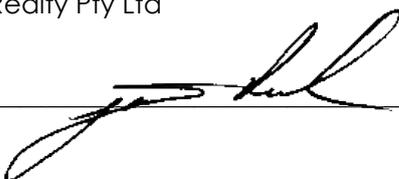
Client Name: \_\_\_\_\_

Client Signature: \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Client Name: \_\_\_\_\_

Client Signature: \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Agent Name: Image Realty Pty Ltd

Client Signature:  \_\_\_\_\_ Date 27/09/2019