

**LOT 4, 22-30 Third Ave, Marsden QLD**



**Dual Living Rental Appraisal: \$675 to \$735 p/w**

**Unit 1 – 321 - \$360 to \$390 p/w – Unit 2 - 211 - \$315 to \$345 p/w**

Property Manager: Brett Russo Email: [Craig@CarberryRealty.com.au](mailto:Craig@CarberryRealty.com.au) Text/Ph: 0414342016

"We manage your property as if it were our own"

You can expect great communication, expert advice, and careful tenant selection!

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this brochure is current, Carberry Realty does not warrant the accuracy or completeness of the data and information contained in this publication and to full extent not prohibited by law excludes all or any loss or damage arising in connection with data and information contained in this brochure.

# We Achieve Higher Rents with Minimal Vacancies at Significantly Lower Fees

Guaranteed Premium Service with Great Communication from our Experienced Property Management Team

**Low Management Fees 6.5% + gst**



## Carberry Realty is about Professionalism in Property Management

- Rental Manager with over 25 years' experience overseeing our dedicated Property Management Division.
  - Rental Guarantee available. Unique to Carberry Realty 5 year Guarantee.
  - Great Systems – Landlord Portal Online to view all transactions and rental payments.
  - Thorough Property Inspections done regularly and reports back to Landlords
  - All Property Maintenance issues sorted out quickly and trades arranged cost effectively
- We aim to maximise your rental returns by finding great tenants who will pay a higher rent for a well presented and maintained property.

## How do we achieve a higher rent for your property?

We work hard on the basics in property management: top marketing strategy, tenant selection and vetting, inspections, documentation, day to day management.

We have the experience on how to best present your property to make it more attractive to tenants. We advise you on how to tweak your property to make it a highly desirable rental and attract good tenants.

Our advertising programs are designed specifically around your property and location. We draw on every resource possible to place your property in front of the maximum number of potential tenants.

We make sure we open for inspection at the best times to attract the most enquiries and will also make a one on one inspection for a good Prospective tenant that can't make the Open Home.

As experienced property managers we work hard at getting the highest rent with the best most suitable tenant. We will ensure your property is managed and cared for as if it was our own!





## How do we find and select the right tenant?

It goes without saying that a rental property can be a breeze or a nightmare depending upon what sort of tenant you have in it. As experienced property managers we have fine-tuned the tenant prospecting process to be able to attract the high-quality tenants prepared to pay a good rental rate.

Advertising and marketing your property correctly is vital to get it in front of the type of tenant, you want to attract. We list our properties with all the online portals as well we accumulate a pre-qualified list of prospective tenants. We personally speak to Employers, current Property Manager, etc Full background and rental history checks are done as well. We will interview and look for the flags that we know make the difference between a good long-term tenant and a problem one. We check out their online presence and social media to confirm their information. We assist the tenants with getting the services connected and maintain a regular communication with them to ensure we are aware of any issues.



## What really distinguishes us from other Property Managers?

Our experience. The Management Team at Carberry Realty have been both property owners and managers many times. We know what it feels like as the owner paying letting fees to people doing a mediocre job who seem to feel the owner is more an irritation and an inconvenience than the reason they have a job.

The property management industry has many young managers and BDMs all pitching for rental listings and making many promises. We think outside the box and put great effort into matching the property with the Tenants and push for long term Leases so tenants treat your property like their home and not just temporary accommodation. We have state of the art programs to keep Landlords updated all the time.

Most importantly, our Team is experienced in dealing with people from all walks of life and uses these great people skills to ask prospective Tenants the right questions to gauge whether they will be a good match for your valuable Investment property.

## Request a free, no-obligation appraisal of your property

We'll give you a quick call to discuss your needs and schedule a convenient time to perform an appraisal.

You can also call us any time on [1300430929](tel:1300430929) to book an appraisal or for answers to any of your real estate related questions.

[Request Your Free Property Appraisal](#)

### LOCATION / CONTACT

### RENTAL ENQUIRIES

PHONE: [0414342016](tel:0414342016)  
EMAIL: [CRAIG@CARBERRYREALTY.COM.AU](mailto:CRAIG@CARBERRYREALTY.COM.AU)

### SALES ENQUIRIES

CRAIG GREER-SMITH  
PHONE: [1300430929](tel:1300430929)  
EMAIL: [CRAIG@CARBERRYREALTY.COM.AU](mailto:CRAIG@CARBERRYREALTY.COM.AU)

CALL ANYTIME FOR ASSISTANCE

SERVICING ALL THE GOLD COAST,  
IPSWICH AND BRISBANE NORTH AND SOUTH



## Rental Return Guarantee

Property Managed: LOT 4, 22-30 Third Ave, Marsden QLD

Type: Dual 321 211

Landlord:

Guarantor/Agent: Carberry Realty ABN 93693849388

Rent Appraisal Date: 11 March 2021 Appointment Date:

Guaranteed Rental Return: \$675

Carberry Realty is very pleased to have the opportunity to professionally manage your investment property. We will take great care of your valuable asset. This Rental Return Guarantee is intended as a Safety Net only. In most cases the actual maximum rental return we can achieve for your property will be higher than indicated. This agreement is an additional guarantee to the Property Occupations Form 6 and is intended to be read in conjunction with the standard Form 6 Agreement of the Property Occupations Act 2014.

### Terms and Conditions:

#### 1. Term and Commencement

The duration of this Rental Return Guarantee is five (5) years commencing on the date that the first lease is in place for the above Property. This Guarantee is conditional on the Agent being appointed and retained by the Landlord to manage the Property for the full (5) year Term.

#### 2. Guarantee Period

Carberry Realty guarantees the Rental Return for a period of 48 weeks per year only, being a total of 240 weeks during the Term ('Guaranteed term'). The Guarantee allows for a vacancy period of 4 weeks per year.

#### 3. Guarantee Obligations

Carberry realty guarantees payment of the Rental Return to the Landlord for the 5 year term, to be calculated as follows: Total rent received for the Property in 260 weeks divided by 240 weeks to calculate average weekly rental return for the year Term. If the total of the Average Rental Return is less than the total of the Rental Guaranteed for the Guaranteed term, then Carberry Realty will pay the difference to the Landlord. For example, if the guaranteed Rental Return is \$520 per week and the Average Rental Return is \$500 per week, then the Guarantor will pay the difference to the Landlord. The Total Rent means all rental money collected for the Property including the rent for the Property, the Tenant's bond claimed for the loss of any rent or any rental income insurance claimed for the loss of rent on the property should there be an insurance claim made on the policy.

#### 4. Landlords Insurance

Landlord's Insurance is essential. The Landlord must, before the commencement of the Lease, effect and keep current during the Guarantee Term an insurance policy covering all risks including the loss of any rent. The insurance policy must be taken out with an insurance company acceptable to the Guarantor, and in the names of the Landlord and Guarantor. Carberry Realty can advise on the most suitable Insurance policy for your property. This Rental Guarantee is conditional on the Landlord complying with this condition and the Landlord must give Carberry Realty evidence prior to the commencement of the lease.

#### 5. Appraisal

The guaranteed Rental Return is based on an appraisal undertaken for the Property by Carberry Realty. Carberry Realty reserves the right to conduct a further appraisal on the Property at any time Before the commencement of the Lease for the Property and amend, vary or change the Guarantee including the Rental Return as it thinks fit whether due to a possible unforeseen change in the market conditions or for any other reason at its sole and absolute discretion.

6. Letting Obligations

During any period at which the Property is vacant, the Landlord must act reasonably and agree to rent the Property at the weekly rate reasonably recommended by the Guarantor. In the event that the Landlord refuses to rent the Property at the weekly rate recommended by the Guarantor, this Guarantee is deemed null and void.

7. Local Council and State Government Regulations

The Landlord hereby acknowledges and confirms that it is the responsibility of the Landlord to ensure that the Property complies with all State Government and Local Government regulations in respect of any and all required approvals. If the Property does not comply with any State Government, or Local City Council regulation, then Carberry Realty or Rent360 is not responsible for payment of the Rental Return Guarantee until such property complies. Carberry Realty or its associate Rent360, take no responsibility or accept any liability whatsoever for a non complying property and the impact that may have on future rental returns.

8. Force Majeure and Acts of God

An event of force majeure is an event or circumstance which is beyond the control and without the fault or negligence of Carberry Realty and which by the exercise of reasonable diligence that Carberry Realty was unable to prevent such as and including the following:

- (a) riot, war, invasion, hostilities, acts of terrorism, civil war, revolution, requisition or compulsory acquisition by any governmental or competent authority;
- (b) earthquakes, flood, fire or other physical natural disaster,
- (c) Epidemic and Pandemics;
- (d) and any event beyond the reasonable control of Carberry.

1. Neither party is responsible for any failure to perform its obligations under this Rental Return Guarantee if it is prevented or delayed in performing those obligations by an event of force majeure as described in (a-d) above
2. Where there is an event of force majeure, and Carberry is prevented from or delayed in performing its obligations under this contract it will immediately notify the owner giving full particulars of the event of force majeure and the reasons for the event of force majeure preventing that party from or delaying that party in performing its obligations under this rental guarantee.
3. Upon completion of the event of force majeure the party affected must as soon as reasonably practicable recommence the performance of its obligations under this Rental Return Guarantee.

Carberry Realty will always give you professional advice on maximising your rental return and protecting your asset.

Landlord Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_/\_\_/\_\_\_\_

Landlord Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_/\_\_/\_\_\_\_

Agent's Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_/\_\_/\_\_\_\_

## OUR PROPERTY MANAGEMENT FEES AND SERVICES

6.5 % plus gst	Management fee – deducted from your mid-month and end of month Statement
1 <sup>st</sup> week's rent plus gst	Letting fee for finding new Tenant (covers internet advertising on 5 portals including a HIGHLIGHT ad on Realestate.com.au and email database)
\$ 2.50 plus gst	Statement fee – maximum of 2 Statements per month
\$50.00 plus gst	Lease Renewal fee - to negotiate, do a rental comparison and new Lease
Quote will be supplied	Drone shots if not in a flight path, walk through video/360 Virtual Tour of inside and outside of property for ad purposes, professional rental photos
At cost	Tribunal Lodgement fees (only if required)
Free	HIGHLIGHT ad on Realestate.com.au, ads on Domain and 3 other portals Highlight ad puts your property on page 1 of realestate.com.au
Free	End of Financial year Statement – sent out first week of new Financial Year
Free	Open house inspections and comprehensive tenant application process
Free	National Tenancy Database search of Tenants to confirm IDs, monies owing etc
Free	Routine Inspections with Report and photos 2 to 4 times a year depending on Tenants and length of Lease
Free	Organising and co-ordinating of any maintenance issues
Free	Bill paying service through our Property Tree Management system if required
Free	Access to your own Landlord Portal through Property Tree to check Lease dates, rent payments, copy Statements etc