



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

COMMITMENT COMMUNICATION CONSISTENCY

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

With constant **communication** you will be informed at all times on what is happening with your property – you can access this yourself at a touch of a button.

Being an owner operated, managed and run business with two licensed Principals who are also your Property Managers, you can be assured of **consistency** of management for many years to come.

Other benefits of entrusting your property to MPR:

Our office is open 6 days a week which caters for busy working people who cannot meet with us during the normal Monday to Friday week.

In total our office has 4 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 tailor make a management plan to best suit you and your property.

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 as in our experience in Maleny, any damage that happens is usually by accident not malicious, and is still a struggle for the tenant to cover the cost. In this case they would pay any excess that would be required.

It is imperative that your property full fills all legislation with regards to Smoke Alarm compliance. If you are local you can choose to be on call to service the smoke alarms and replace them if they are faulty or not working. We would suggest employing a specialised Smoke Alarm Company to ensure your property and your tenants are safe at all times.

A safety switch must be installed. We suggest getting an electrician out to check to ensure it is working before your property is tenanted.

If there are gas appliances at the premises, at least one full gas cylinder is to be left on the property.

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 plumber's certificate stating that your property is water efficient.

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.

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 – if time poor take the pressure off and employ a bond cleaner to do it for you.

Mould is always an issue in Maleny. If your house is mould free at the start of the tenancy it is the tenant's 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 is any areas that get persistent mould please let us know so we can keep an eye on it for you.

Ensure all balustrading and decking is safe and all pathways and steps are safe (not slippery, no loose paving).

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

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