

ESSENTIAL GUIDE FOR BUSY LANDLORDS

HOW TO EFFICIENTLY & SUCCESSFULLY LET & MANAGE YOUR PROPERTY



INTRODUCTION

It's hard keeping on top of your property portfolio when you're constantly finding yourself busy with work, family time and travel. But this shouldn't stop your property portfolio from growing in success.

In this ebook we show you an efficient approach to attracting and selecting tenants, managing their enquires and your property, and preventing issues.

Be Concise In Advertisements

You want the best people coming to your viewings. Make your listing clear and concise with bullet points. Bullet points help ensure the selling points of your property can't be missed, and makes it easier for people to see the points of the property that make it the wrong fit for them - better to attract the right people from the get go and not waste time.

Be Realistic

It's tempting to plump up a property listing, but you want to maximise your time spent talking to the right people at viewings. If the property is 2 bedroom but the second room is too small to really be more than a study then say that in the listing. This way you'll attract couples or singles who want a one bedroom with some extra space, and avoid attracting 2 single individuals who require 2 decent-sized bedrooms.

Use Viewings To Shorten Application Process

Viewings aren't just for showing your property, it also gives you the chance to interview applicants, shortening the application process. Avoid mass viewings and instead hold a handful of viewings for small groups. This provides you the opportunity to chat and get an idea about which applicants you should consider further. At Quinovic, our team holds several viewings for small groups, allowing our showing staff to provide recommendations which are immediately triple reference checked and credit checked, allowing us to select the best people for the property efficiently and maintain constant cash-flow for our owners.

Reference Check Applicants

Reference checking is worth the bother. Avoid future stress and unnecessary expenses by reference checking past landlords and current employers. This will help ensure you select reliable, considerate tenants who will pay rent on time, look after your property, and not create time consuming issues.

Be Specific About Enquires

Being constantly available to answer tenant calls and emails can be difficult, especially when working full-time or trying to enjoy family-time. Unfortunately tenant enquiries can't be avoided, but it can be made easier. When handing over the keys make it clear to the tenants what your preferred communication method is, and what time is best to contact you when it's not an emergency.

Keep a Spreadsheet

Too often landlords come to us unsure about the numbers, or have rent arrears out of control with thousands owed. A simple spreadsheet can help you keep on top of rent arrears, maintenance costs, endings of tenancies, help you measure the financial success of the property, and remind you when the rent value can next be increased, creating a less stressful investment and a more confident investor.

Know Your Rights

Keep a copy of the Residential Tenancies Act 1986 as a point of reference. It only takes a moment to check, and will help you avoid unknowingly breaching your tenant's rights, potentially landing you at the Tenancy Tribunal - a blackhole for time, energy and stress.

Bottom-Line

Being a successful landlord can be stressful and time-consuming. Following our tips can help you become a more efficient, confident investor, allowing you to focus more time on work and family. To be the most efficient with your time, you can always take it a step further and consider using a property management company to do all the hard work for you.

Feel free to contact us to chat about our management processes, whether you have the best rent for your property, and how we can help grow your rental income. If you'd like more information about our company and management systems visit our website

www.quinovic.co.nz for more details

Information about this report: We (the property managers) have endeavoured to show all rents reported by all property managers and individual's as listed on publicly available sources for the mentioned period. We believe this information to be accurate, whilst all care has been taken, no representation on their own enquires. Properties displayed are only those which have been publicly listed and let by property managers within our company. We advise you seek independent advice on your area statistics if you are thinking about buying and renting an investment property

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