



## PROPERTY INVESTOR

# NEWSLETTER

OCT –  
NOV 2018

*This newsletter has been designed to keep you updated on what is happening within the industry and our real estate agency*



## OUR WISH LIST FOR LANDLORD SUCCESS...

Budget for the unexpected

Avoid attending to repairs at the property if you are not insured or licenced

Avoid making agreements directly with tenants without the property managers knowledge

Be aware that the tenant care and maintenance of a property is subject to 'fair wear & tear'

Properties need to be upgraded and improved every 5-7 years

A property manager cannot always control the tenant's behaviour

Promptly respond to maintenance requests

Keep your property manager updated if you are going away

Ensure that you have quality landlord insurance

Have reasonable expectations

Establish a mortgage buffer

Know that all parties must act in accordance with legislation requirements

Understand that we are working hard daily to manage and care for your property

## TENANTS ARE BECOMING SMARTER NATIONAL REFORMS

There has been a lot of focus and talk in the media of widespread national tenancy reforms in many states. If you own investment property/s in New South Wales, Victoria or Queensland, there are changes happening on how tenants live out their tenancy, which will potentially expand to other states.

There has been feedback from landlords across the nation who view these changes as giving too much power to tenants, as well as those who see these changes as balancing out tenant powers across every state and territory. Either way, legislation and reforms must be embraced.

While some of the reforms may seem an imbalance of power most landlords will not be affected if they are doing the right thing in maintaining the property and property managers are careful in their tenant selection and day-to-day management of the property.

Tenants are becoming educated and smarter with the increase of consumer information on their rights. However, property investing will always be a long-term way to create wealth and financial security.

We will keep you updated on these changes once there are clear dates on when they will come into effect, which will be no sooner than 2019.

## SPRING INTO ACTION

With daily temperatures on the rise across the nation, landlords should take a moment to consider a 'spring' clean of their rental property, as well as review general repairs, improvements and maintenance.

Clearing gutters, removing large overhanging branches around the property, inspecting pool equipment and fencing and maintaining essential appliances inside the property, such as air-conditioning units (if applicable) becomes more important as summer, the storm and or bushfire season approaches.

Being pro-active now can save you time and potential delays when summer arrives.

Please feel welcome to discuss any concerns you may have with your property manager.

P.T.O >

**We are focused on maximising your rental income and optimising your capital growth**

## WHY A LOAN PRE-APPROVAL IS SO IMPORTANT?

Pre-approval is a green light from a lender. It confirms that you are eligible to apply for a home loan up to a certain amount. Essentially, the lender checks your financial circumstances, to decide if you will meet their criteria and can afford to repay a mortgage. A home loan pre-approval usually lasts for three to six months and gives you a set budget during your property search. Why a home loan pre-approval is so important:

### To confirm your borrowing power

Before you start looking for a property, it is important to confirm your borrowing capacity. Online calculators can give you a general indication of what you might be able to borrow given your income and savings. But they don't accurately confirm what size repayments you will be able to make after you meet your living expenses and financial commitments.

With a loan pre-approval, you will have a clear spending limit and know exactly how much you can afford to pay for a property.

### To save time on the property search

Imagine spending months looking for a property, only to be rejected for finance once you found it. Confirming how much you can borrow eliminates the chance of this happening. It gives you a budget for your property search, which will help you save time, avoid wasted effort looking at properties you cannot afford and prevent disappointment.

### To beat the competition

In a hot property market, you need to be able to move fast. Properties that are in high demand can be snapped up before you know it, so it is important to be ready to make an offer as early as possible.

Pre-approval gives you the ability to make an offer on a property on the spot, with the confidence of knowing you will be able to get the finance organised quickly. It also signifies to the salesperson and vendor that you are serious and ready to buy, which will help you negotiate from a position of strength.

### To protect your deposit

Before you hand over your deposit money, it pays to make sure you can get the home loan you need to complete the purchase. If there is some issue with your eligibility, or a lender won't approve the amount you need, you could potentially lose your hard-earned deposit.

### Apply for pre-approval today

Spring is here, and it is the busiest time of year in the property market. If you are ready to buy another property, talk with your mortgage broker about pre-approval now.

## SUDOKU COFFEE BREAK

Every row & column, and 3X3 box, must contain the numbers from 1-9. Good luck!

7		4		1				
	2							
9	1	6			7			2
8		9	1					
2			5	6				7
				9	8			5
4			2		7	1	6	
						2		
			6		5			4



### INVESTMENT PROPERTY OF THE MONTH

16 Emma Street, Goulburn

3 beds, 1 bath, 2 car garage

**\$335,000**

## TALK TO THE PROPERTY EXPERTS

### BUYING, SELLING & PROPERTY MANAGEMENT

Call us if you are thinking about buying or selling or know of someone who is

### Properties Recently

#### RENTED

Keeping you updated on the local rental market

#### HOUSES

##### Range Road, Bannister

4 bed, 3 bath, 3 car \$230 pw

##### Yarrowlow Street, Goulburn

3 bed, 1 bath \$270 pw

##### Clinton Street, Goulburn

4 bed, 1 bath, 1 car \$370 pw

##### Arborea Place, Bowral

3 bed, 1 bath, 1 car \$495 pw

##### Hoddle Lane, Robertson

4 bed, 2 bath, 2 car \$520 pw

##### Osborne Road, Burradoo

5 bed, 2 bath, 3 car \$1,400 pw

#### UNITS

##### Suttor Road, Moss Vale

1bed, 1 bath, \$295pw

#### TOWNHOUSES/DUPLEXES

##### Colo Street, Mittagong

3 bed, 1 bath, 1 car \$420 pw

# NEWS Update

### Have you got current Landlord Insurance?

We cannot stress enough the importance of insuring your valuable investment against unforeseen issues that may arise during a tenancy period. Whilst every care is taken to minimise risk, there are never any total guarantees. Ask us if you need assistance with your insurance needs and we can point you in the right direction.