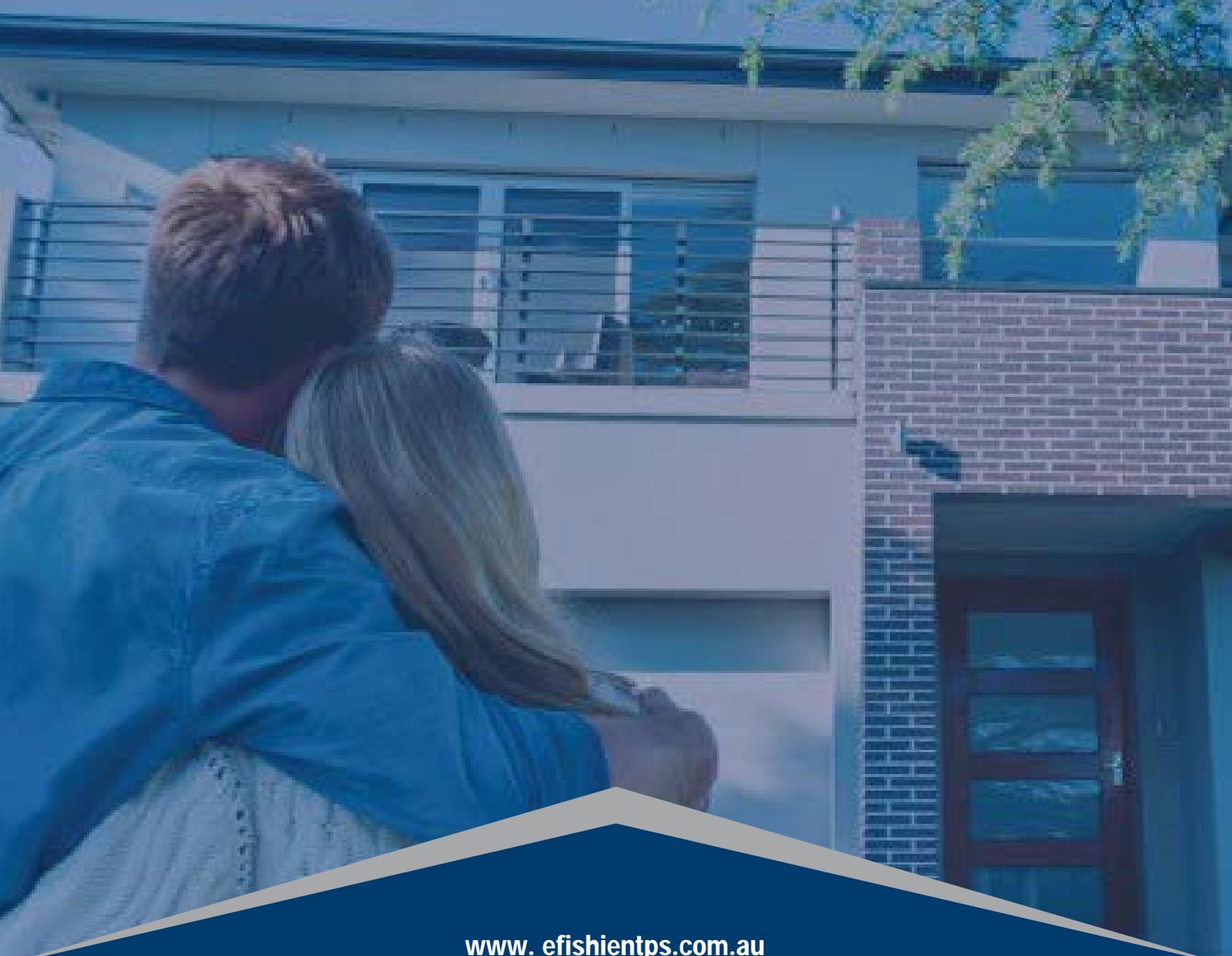




E-FISHIENT PROPERTY SOLUTIONS

EMPOWERING PEOPLE THROUGH PROPERTY



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INNOVATE | EMPOWER | INSPIRE

WELCOME TO E-FISHIENT PROPERTY SOLUTIONS

E-Fishient Property Solutions has grown extensively since our establishment in 2012 and has become one of the most trusted boutique independent agencies in South East Queensland. Locally owned and managed by brothers Jarryd and Ryan Fisher, the team consists of enthusiastic Sales Agents and nurturing Property Managers, all of whom hold a deep passion for their local community as well as their profession. One thing is for sure, at E-Fishient Property Solutions customer service and loyalty to you, our valued client is of the utmost importance.

E-Fishient Property Solutions continues to evolve, embracing new technology, software, communication systems, thereby ensuring that we are flexible and fluid in order to stay at the pinnacle of the property industry.

We do not have a unique product to offer to the market, however what is unique and rare about us and our services, is our undying desire to place our client's interests at the forefront of every decision made. Our team of friendly professionals, who possess decade's worth of Real Estate experience, are ready and eager to show you how we can make your property journey stress free and enjoyable.



****If you are not 100% satisfied with our service within the first 90 days, receive back in FULL your agent fees paid to date****

We appreciate that for you, and many others alike, buying an investment property is one of the largest financial decisions you will likely make. The smart investor knows that the key to successful investing is the combination of both exceptional property management as well as superior tenant selection. We understand that communication is key to our relationship with you and regardless, whether for better or for worse, we will not hide anything from you. E-Fishient Property Solutions provides a number of property management services:

- Locating high quality tenants.
- Ensuring your property is well cared for and properly maintained.
- Administering all associated property management paperwork.
- Advising on market movements in regards to rent and timing of rental reviews.
- Ensuring landlords are aware of the availability of insurance, depreciation etc.

It is our mission and aim to be a leader in South East Queensland when it comes to Property Management and Investment Sales and your business is valued. At E-Fishient Property Solutions we have a team of dedicated and friendly professionals that are here to take care of all your property investment needs.

WHY SHOULD YOU CHOOSE E-FISHIENT PROPERTY MANAGEMENT

E-Fishient Property Solutions is committed to excellence and has a proven track record of achieving superior outcomes for our clients. We have a genuine care for every client and appreciate that each client is unique, hence we endeavour to make sure all our client's individual goals are met. Our promise is to take the hassle out of owning an investment property as well as ensuring you, our valued client, gets the greatest return on your investment.

Upon appointing us as your Managing Agency, we will guide you step by step through the entire rental process. Our agency will provide a full Comparative Market Analysis on recent rentals within your area to ensure we are achieving the maximum return for your property in the current market place.

E-Fishient Property Solutions welcomes investors, irrespective of what stage you are at in your investment cycle. So whether you own an extensive property portfolio or just starting out with your first purchase, the team at E-Fishient Property Solutions congratulates you and we look very forward to sharing and being apart of your investment and wealth creation journey.

THINGS TO BE AWARE OF

Property Manager

The Property Manager leads the team, oversees the management of your property and is responsible for daily property management issues, including tenant selection, vacating, maintenance and arrears control.

A key role of your dedicated Property Manager is to show your property to prospective tenants, receive applications, conduct reference and background checks and then liaise with the rest of the Management Team to qualify the quality of the tenant applications.

In addition your Property Manager will complete detailed and comprehensive Entry and Exit Condition Reports for your property, as well as conduct regular routine inspections of your property to ensure that the tenants are keeping it in excellent condition.

Permanent Letting

Typical lease agreements are between six and twelve months and the tenant will be responsible for electricity, phone, cleaning and returning the property to the condition they found it when they moved in (subject to reasonable and fair wear and tear). Your expenses as the Landlord will include items such as general maintenance (appliances malfunctioning), pest control, rates, insurances and body corporate levies (if applicable).

Legislation

Each state has legislation governing residential tenancies and it is vital that whoever is managing your property fully understands the obligations of Landlords, Property Managers and Tenants.

Ensuring you have the most experienced and knowledgeable property manager overseeing your investment property is of vital importance. A great property manager will save you time and take the hard work out of owning an investment property. Here is a checklist of some areas you should consider when selecting an agency to manage your property.

- Does the company have property managers solely designated to that task?
- How will they communicate with you and how often?
- Do they have a good knowledge of the local rental market?
- Do they have property management systems in place?
- How do they select tenants?
- Do they have systems in place for following up arrears?
- What systems do they have for collecting rent and reporting to the landlord?
- Can they arrange insurance and payments for all outgoings?



At E-Fishient Property Solutions you can be guaranteed that we have all of the above items catered for as we use the latest technology and systems available to make the relationship between you, our client, and us as efficient as possible. So much so, that once you appoint us as your Managing Agency, you will gain access to your very own Landlord Portal on the software we use, so that you can be up to date with all matters relating to your property in real time.

Landlord Insurance

As your chosen professional Property Management team, we do everything in our power to maintain the rental income and condition of your investment property. However, no matter how diligent and careful we are in our role of selecting only the best tenants for your property, sometimes circumstances can arise which are completely outside of our control such as your tenant losing their job or their relationship breaking down and they can no longer afford to pay your rent.

When something unexpected like this happens, good insurance cover is worth its weight in gold.

For as little as \$400 per annum and as part of your investment portfolio strategy, we urge you to please consider taking out Landlord's Protection Insurance.

** E-Fishient Property Solutions can help you with Landlords Insurance so please ask one of the team for more information.*

10 REASONS TO CHOOSE OUR PROPERTY MANAGEMENT DEPARTMENT

1. YOU

Your feedback and loyalty is what we always want, and we do everything in our power to uphold the integrity of our relationship with you.

2. DEDICATED SERVICE TO YOUR INVESTMENT

We believe our dedicated service to you and your investment property ensures that you receive the maximum return possible. You are not just another 'number' to us. We care about your future financial success.

3. SERVICE GUARANTEE

In consideration of the trust you have shown towards our agency, we guarantee to provide you with the best possible service in the management of your investment property. If you are not completely satisfied within the first 3 months – we will refund to you 100% of the management fees paid to date.

4. LOCAL KNOWLEDGE

Our property management team is always aware of what is happening within the rental market in our chosen areas. This knowledge will help you maximise your rental income and keep vacancy levels to a minimum.

5. TENANTS

To better maximise your rental return, we believe that it is important to keep your tenant happy and comfortable in their new home. This means that they will stay longer and respect and look after your property as if it was their own. E-Fishnet Property Solutions treats our relationship with your tenant in the same manner as we treat our relationship with you.

6. INSPECTIONS

It is our duty that before your tenant moves in, both yourself and the tenant will be provided with a detailed Entry Condition Report including photos completed by your dedicated Property Manager. Similarly, upon the tenant vacating your property, a detailed Exit Condition Report will be undertaken to ensure the tenant has kept the property in the same condition they received it in, save for fair wear and tear. Furthermore, we fulfil our obligation of conducting routine inspections, to monitor how the tenant is maintaining your property, with the utmost due diligence and skill. We are extremely thorough in following up any irregularities and will also send you photos of our inspections.

7. FINANCIAL ACCOUNTING

We understand that most investors use the rental income they receive from the property to meet their mortgage obligations, therefore our office offers you flexible rental income distribution options i.e. bi-monthly or monthly. This distribution is accompanied by a statement, which will be made live on your Landlord Portal as well as being emailed to you. We also produce an end of financial year statement that details all the information your accountant will require to complete your tax return.



8. REPAIRS AND MAINTENANCE

E-Fishient Property Solutions has a ready, willing and able team of licensed professionals and tradespeople to take care of your property's every need. You will be contacted prior to any maintenance/ repairs being undertaken (insofar as the law permits) and shall receive copies of any invoices if and when they arise.

9. STAFF

Our employees across the board regularly attend training seminars to stay at the forefront of the industry, whether it's to do with different legislation changes or just general market debates.

10. PROFESSIONAL ASSOCIATES

E-Fishient Property Solutions can align you with the correct finance brokers, conveyancers, building and pest inspection companies, builders, accountants, insurance companies and any other necessary association needed to make sure you are maximising your cash flow and investment potential

SERVICES

Our services whilst managing your property will include but are not limited to:

- Establishment of an appropriate rent.
- Rent collection.
- Marketing of the rental property.
- Processing tenant applications including reference checking.
- Showing prospective tenants through the property.
- Lease preparation.
- Entry condition reports.
- Routine inspections.
- Receipt of rent monies.
- Completion of all relevant documentation required.
- Renewal of leases with appropriate guidance from us pertaining to rental increases in line with the general market.
- Management of property i.e. organising and arranging for any maintenance which may be required and or repairs to be fixed.
- Follow up rent arrears.
- Notification when your tenant gives notice to vacate.
- Making sure the property is returned in the same condition as when the lease commenced.
- Bond return and arrangement of any cleaning.
- Organizing any insurance claims that may arise.



WHAT WE OFFER

When it comes to selecting your Managing Agency, we know you have a choice, but we want to show you why E-Fishient Property Solutions should be your 1st choice everytime.

On a daily basis, E-Fishient Property Solutions demonstrates to existing clients that we offer an ideal combination of professionalism, experience and commitment.

We strive to market and rent your home for the maximum possible price with the best possible tenants.

As you weigh your options, we ask you to consider the systems, processes and sheer enthusiasm that we bring to the table. We will look after your property as if it was our own and we look forward to putting you first. Until we meet again..... **WE WISH YOU ALL THE SUCCESS IN THE WORLD.**



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CONTACT DETAILS

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