

# *A landlord guide to renting out your property*

With over 25 years experience selling and leasing residential real estate in the Warrandyte area, the teams at Gardiner McInnes Estate Agents Pty Ltd are dedicated, passionate and committed to achieving the optimum results for you in relation to the best possible rental return, terms and conditions.

## **Our Landlords benefit from:**

- A mature property management team familiar with rights and responsibilities of both landlords and tenants
- Proactive marketing of your property
- Access to our subscriber email database
- Expert screening & processing of prospective tenants
- Customised leases
- Regular & thorough inspections of your rental property
- Regular rent reviews
- Comprehensive EOFY statements that are accountant ready

## **As a landlord here are some of your responsibilities:**

- The landlord must make sure the premises are vacant and clean on the day the tenant is due to move in. If the premises are not clean, the tenant can refuse to move in or end the tenancy agreement. The tenant does not have to pay rent while waiting for the premises to be made clean.
- Keep the rented premises in good repair
- Make sure all external doors have locks, and windows can be secured
- Allow tenants quiet enjoyment of the premises
- Provide tenants any new keys after changing of locks
- Appoint tradesperson or carry out works themselves to clear roof guttering and cut up and removal of large tree limbs and trunks
- Have working smoke detectors installed at the premises. If premises are more than one level, a minimum of one smoke detector must be installed on each level.
- Continue with home insurance policy, some policies require notification if change in circumstances such as renting the premises
- Give very serious consideration to a landlord insurance policy

Should you require any further information, please do not hesitate to contact our office on 9844-0052 or via email at [rentals@gardinermcinnnes.com](mailto:rentals@gardinermcinnnes.com)