

## RENTAL PROPERTY NETWORK WELCOMES SHIRLEY MORGAN TO THE TEAM

Rental Property Network owned and operated by Moni & Justin Mazzeo is thrilled to announce that Shirley Morgan has joined the Property Management Team. Shirley has extensive experience in the Property Management Industry and has established a good reputation during her 16 years working with investors. Shirley is passionate about Property Management and the service she provides to her clients is paramount. Shirley has "seen it all" during her 16 years and nothing much fazes her. With exceptional knowledge of the Residential Tenancies Act and a reputation for following the Act to the letter., Shirl is certainly a sound choice for your Property Manager.

Shirley has a great community spirit and has been a volunteer of the Country Fire Service (CFS) for 31 years. Shirley is currently the Finance Officer of her local Brigade. Shirley's other passions are radio communications and motor sport.

You can count on Shirley to always do her very best for her clients and she always works with her clients to ensure the investment properties remain in good order. Shirley has a "Firm but Fair" approach with her Tenants and Investors are always keen to work with Shirl.



### Contact Shirley

0419 810 531 or 8285 9125

[shirleymorgan@rentalpropertynetwork.com.au](mailto:shirleymorgan@rentalpropertynetwork.com.au)

### HANDY HINTS AND TIPS WHEN RENTING YOUR PROPERTY

There are so many important factors to take into consideration when renting out your valuable asset. It is paramount to ensure that these factors are in place in order to maintain the value of your asset and secure a good caring tenant.

1. Ensure you are adequately insured with Building, Contents and Public Liability Insurance. It is also vital that the Landlord secures a good Landlord Protection Insurance Policy to protect from rent arrears, malicious damage, accidental damage, theft etc. Even the best Property Manager cannot predict the actions of the tenant as they have life issues just like the rest of us. RPN can assist you with this by recommending a good Company for your insurance needs.
2. It is vital that your investment property is handed over to your Property Manager /Tenant in good clean condition. Examples of this is to ensure all general maintenance is carried out, all fixtures and fittings i.e. stoves, air conditioners, heaters, & smoke detectors are all in good working order. It is also vital to ensure the property is completely clean prior to occupancy i.e. carpets and window treatments are clean and in good order, all kitchens, bathrooms, light fittings and all other areas including gardens are clean and tidy. It is recommended that carpets and window treatments and the interior paint work are updated at least every 4- 5 years. This applies to even the older homes. If the property is in good order at the commencement of the tenancy and well maintained during the tenancy then your tenant has absolutely no excuse but to return the property to the Landlord in the same condition at the expiry of the tenancy (with fair wear and tear taken into consideration.) Your property Manager will carry out a thorough "Ingoing Inspection" and take upwards of 450 photos of the property. These processes are vital as are our proof of the condition of the property at commencement.
3. If you update your property with new fixtures and fittings i.e. you update your kitchen or bathroom areas, add new carpets and window treatments you can arrange to have a Tax Depreciation schedule drawn up by an Expert i.e. BMT Tax Depreciation then use this schedule for your annual tax return. It is best to have a depreciation schedule done when renting out the property for the first time.
4. Always communicate any changes to your personal details to your Property Manager i.e. phone numbers, mailing address, email address and banking details. We need to ensure we have the correct information on your profile in order to stay in touch.

I hope these handy hints and tips will assist you when preparing your property for the rental market.

Until next time, stay safe and take care.

Yours in Property Management

Shirley Morgan RPN

0419 810 531

Rental Property Network

1700 Main North Road, Salisbury SA 5108

Ph. (08) 8285 9125 - 0419 814 709

e [monimazzeo@rentalpropertynetwork.com.au](mailto:monimazzeo@rentalpropertynetwork.com.au)

ABN 16 643 401 284 - RLA 255123