



PROPERTY MANAGEMENT LTD.

Quality Auckland Rental Property Management

W: www.chicpm.co.nz M: PO Box 72406 Papakura, Auckland 2244 E: roger@chicpm.co.nz P: 022 0800 237

Over 50 reasons why Chic Property Management should manage your rental property!

- NO LETTING/TENANTING FEE FOR LANDLORDS- Most competitors charging min' \$550 or 1 week rent + GST!*
- SPECIALISED FULL PROPERTY MANAGEMENT SERVICE (We don't do casual letting)*
- PERFORMANCE GUARANTEE! - 1 month free property management if not completely satisfied
- Free rent appraisals for owners
- Free 6 monthly market rent review
- Free rental portfolio strategy review meeting on request
- Free quality photography, organising of ad text
- Free advertising on chicpm.co.nz
- Free CHIC "for rent" signage as appropriate
- Free smoke alarm compliance management
- Free pre/post tenancy property inspections with photos
- Free initial 4 to 6 week property inspection with every change of tenants
- Free fixed tenancy structuring, signup, monitoring, renewal re-signing
- Free payment of council rates, water and insurance invoices
- Free tenancy tribunal application, preparation & mediation/tribunal attendance
- Advertising with trademe.co.nz & realestate.co.nz
- Multi-bureau credit checks available
- Advanced comprehensive pre-tenancy background checks (12+ databases, over 100 data sets)
- Fast, secure tenancy application processing
- Pre-tenancy ministry of justice & tenancy tribunal checks
- Pre-tenancy meetings, prior landlord & reference checks
- Pre-tenancy CHIC cross referencing, blacklist & social media checks
- Tenant shortlist, recommendations
- Comprehensive meth management screening program, NZQA qualified Meth Screeners - minimise your risk
- Methamphetamine lab analysis by IANZ accredited NZS ISO/IEC 17025 testing laboratory
- Sundry service to reduce maintenance costs
- Bond collection, lodgement & administration
- Comprehensive CHIC fixed tenancy agreement with clauses for maximum legal protection
- Daily rent monitoring, CHIC zero rent arrears & tenant damage protocols
- Routine property inspection package to suit. Standard 3 monthly, free re-checks
- Online 24/7 internet access to owners rent, property inspection & work order records...
- Online 24/7 internet access for your tenants to records of rent, inspections, contracts, notices
- Prompt income payments to your account twice a month
- Monthly & end of year financial statements provided
- Simple fee structure designed to smooth your cashflow
- Competitive management fee
- Competitive fee on managed repairs & maintenance
- Competitive project management fee on authorised renovations
- Prompt, reliable, cost effective emergency repairs and maintenance from approved qualified tradespeople
- RLINZ approved property managers - premium NZ landlord rental insurance referred from 86 cents per day*
- We hold \$1 million professional indemnity & \$2 million public liability insurance underwritten by Lloyds
- Independently & locally owned by Auckland Property Investor Association (APIA) member (since 2005)
- Member of Independent Property Managers Association (IPMA), Affiliate member of PINZ (Property Institute)
- Real estate professionals - owner director licensed salesperson REAA2008 & MREINZ
- Experienced in property investment and property management in Auckland since 2000
- Focus on vacancy avoidance, maintenance cost minimisation, long term tenancies
- Accountable & reliable - team members fully performance paid. Our success ensures your success
- Accountable & reliable - same property manager finds, selects & manages tenant
- Accountable & reliable - same property manager manages repairs, inspections, reports to stakeholders
- Property management by property investors for property investors (We treat your property as if our own!)
- Online and mobile property management service – We come to you
- OPTIONAL NO RENT ARREARS GUARANTEE*
- INVESTOR RESCUE SERVICE* - Free rental assessment & up to 3 months CHIC management!

Call 022 0800 237 now for a confidential meeting to discuss how CHIC can help you with your investments.