

Property Management Plans

- * Two simple plans to meet all landlords' requirements.
- * Tenant sourcing/letting, with full meth management service.
- * All property inspections – including free re-checks.
- * Fee free bill payment of most expenses including: pre-tenancy internet advertising, credit checks, background checks, insurance, council rates and water invoices.
- * Full boutique property management service including tenanting, inspections, day to day rent collection, arrears management, tenancy tribunal application management / legal representation, arranging repairs and renovations via 3rd party contractors, Residential Tenancies Act (Healthy Homes, Smoke Alarms, Insulation) compliance records.
- * Property and tenancy monitoring for compliance with all relevant laws.
- * Semi-monthly pay out to landlords with Chic "cashflow smoothing" (no sudden extra property inspection fees).
- * Free Chic for rent sign, Chic website advertising, marketing design and standard photography.
- * 24/7 access to records and online support
- * Meth testing and optional landlord insurance, "no rent arrears guarantee" available with all plans. All fees plus GST.
- * No penalty easy plan upgrades
- * **Performance Guarantee -90 days free of property management rent commission if you aren't fully satisfied!**

For all benefits please read the Core Service Summary and our Property Management Agreement.

Fee Plan	Minimum Term	Tenanting Fee	Landlord Client Profile - Summary	% Fee
Silver	Open term, 90 days' notice	1 week rent - \$500 minimum	Wanting lowest ongoing management fee percentage & maximum flexibility? Happy to accept risk of higher costs if the tenant leaves within 2.5 to 3 years. Meth test, landlord contents insurance / rent guarantee additional. Lowest cost for tenancies running longer than 2.5 to 3 years.	POA, low.
Gold	12 months, thereafter 90 days' notice	Nil	Most popular. Lowest upfront cost, lowest cost for tenancies less than 2.5 to 3 years. Meth test, landlord contents insurance / rent guarantee additional. No unexpected tenanting fees, minimised vacancies, average flexibility. Tenanting fee potential conflict of interest removed. For long term buy and hold investors.	POA, average, no conflict of interest.