

The RayWhite logo is a yellow square with the text "RayWhite" in a bold, black, sans-serif font.

Minimum 4% annual yield

2 Year rental guarantee

Co-ordination with builder

Competitive 7% + GST
management fee

Award-winning property
management service

Ray White (IMS)

Investment Management Services

Ray White (IMS) Investor Package

RayWhite.

Our Ray White (IMS) professional property management team will help you every step along the way to secure and retain tenants for your new home.

Congratulations!

Ray White (IMS) are pleased to offer you the Investor, a package which includes a 2 Year Rental Guarantee.

WHAT'S INCLUDED:

1 2 year rental guarantee at 4%

Have total peace of mind with our 2 year rental guarantee. We provide the confidence that you can expect on your investment for the first two years. (Conditions apply, see agreement terms and conditions).

2 Your brand new investment property

Your new investment home has been designed with quality fixtures and fittings making it a stand-out property on the rental market. This will not only have your property rented quicker at a premium rental but assist in the long term durability and wear and tear

3 Liaising with builders for handover

Remaining informed through the final stages of construction is important. Our strong relationships with local building supervisors will save you time and stress as construction approaches the practical completion.

4 Coordinating with builder for appliance installation

For security and safety, appliances are generally not installed until after you have settled your final account with the builder. We check that all appliances are operational before your tenant takes possession.

5 Builder's Inspection

Builder's handover can be arranged for you as part of our management service but we strongly recommend using the services of a professional company such as Excel or handovers.com or a similar organisation to conduct your independent building inspection prior to handover and final payment of the property.

6 Builder's handover and key pack preparation

We liaise with the builder to obtain all keys, controls, warranties and documents relating to the property. The handover process is crucial to coordinate so your tenant can move in on time. We can also arrange council yellow and green bins, and, if you require any additional services such as extra keys cut or garage remotes, let us know, we would be happy to assist with these items.



7 Builder's final clean prior to tenants handover

The way we present your home to the tenant is the way we expect it back. Your builder does a good last clean at no extra charge to you, however, we often suggest a second very detailed clean to make sure the property is sparkling. We will inspect the property and advise if this extra cost clean is required.

8 Maximum internet advertising presence and professional photos

Ray White (IMS) ensure your property is advertised on the most searched real estate websites, giving your property the greatest exposure and highlighting the property.

9 Quality tenant selection

Every tenant is checked against Default Tenant Databases. This is to ensure your approved tenants have been through a strict screening process and application checking.

10 New home warranty, maintenance and repairs

Even though everything is new, there will be some minor items to attend to in a newly built home. We conduct walk-throughs and arrange with the builder for their required trades and suppliers to attend to fixing items under the builder's warranty period for the first six months.

11 We value your time

To organise the handover and first tenant for your newly built property requires considerable coordination and time to do it well. Ray White (IMS) understand your

time is valuable and minimises the time you need to spend on a successfully managed property. We have your best interests at heart.

12 Utility connections

It's imperative with a new property that the connection services are available prior to the tenant moving in. At a small administration cost we can arrange these service connections for you.

13 Landlord insurance

Accidental damage can occur and the relatively low cost associated with landlord insurance can provide peace of mind. Many lenders have insurance incorporated in their investment loan package, however, Ray White (IMS) can assist with arranging specialist landlord insurance that is highly recommended and not generally included in your building insurance.

Terms and Conditions:

1. We will be acting on behalf of the owner/client to receive updates from builders.
2. The owner will give the builder of the said property permission for Ray White (IMS) to act on their behalf to receive information pertaining to the completion and progress of the property.
3. All fees and services relating to the ongoing management of your property under the rental guarantee offering are outlined separately as itemised on the management agreement form from Ray White (IMS). These costs are for the ongoing management of your property and are not included in this package.
4. The 2 year rental guarantee with 4% p.a gross yield has property total purchase price capped limits in each state. Please check the Ray White (IMS) property management agreement for your specific location.
5. Rental guarantee claims are to be submitted to Ray White (IMS) and a maximum claim of \$3,000 is applicable.
6. The Ray White (IMS) property management and associated offers are independent of the builder and their selling agencies, and no representation is made by them in regard to the suitability and performance of Ray White (IMS) for property purchasers needs.
7. Owner agrees to advise appointed builder that Ray White (IMS) will be acting on their behalf at handover to collect keys.
8. The owner/client is responsible to meet all terms and conditions of the agreement.

Disclaimer: PIMS Pty Ltd trading as Ray White (IMS) and it's related entities responsible for maintaining this service and it's directors, officers and agents believe that all information contained within this agreement is correct. However, no warranty is made as to the accuracy or reliability of the information contained herein and PIMS Pty Ltd disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient through relying on anything contained in or omitted from this service provided to you, the client, upon acceptance.

The logo consists of a solid yellow square with the word "RayWhite" in a bold, black, sans-serif font positioned in the lower right corner of the square.

Ray White (IMS) Investment Management Services

Servicing investment clients across Australia for over 20 years

www.rwims.com.au / info@rwims.com.au

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Ray White Warner Property Partners// Shop 5/1405 Old North Road, Warner QLD 4500 raywhitewarner.com.au

Ray White Springfield // 20/31 Springfield Lakes Boulevard, Springfield QLD 4300 // raywhitepringfield.com.au

Ray White Toowoomba Range // 1/4 Tourist Road, East Toowoomba QLD 4350 // raywhitetoowoombarange.com.au

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