

Property Management Specialists



Property Management Fees

What you can expect to pay for Property Management



Let Fee

A let fee is usually 1 weeks rent + GST and is charged when a new tenant is secured. The fee covers:

Processing the application form, verifying all information provided including employment, rental references, and personal referees.

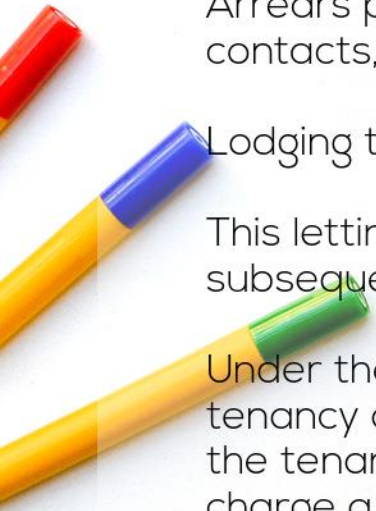
Preparing the Lease, Entry Condition report & Bond lodgement paperwork, including photos of the entire property to support the Entry Condition of the premises.

Inducting the new tenant. Not only should the tenant sign off on the Lease, Entry Condition report and Bond lodgement but the new tenant should leave with a clear understanding on your Arrears procedure & policy, Maintenance requests and emergency procedures with approved contacts, the frequency of Routine Inspections, and much more.

Lodging the Bond with the Ministry of Business, Innovation and Employment Tenancy Services.

This letting fee is for every change of tenancy, whether the property is rented for the first time, or subsequent times after this.

Under the Residential Tenancies Act, a Letting Agent is allowed to charge a fee for setting up a tenancy agreement and this must be clearly specified in your tenancy agreement, and by signing the tenancy agreement you are agreeing to pay the fee which is not rent. A private landlord can't charge a letting fee.



Lease Renewals

Lease renewals are commonly charged at \$50 to 1 weeks rent + GST or a percentage of the weekly rent. The fee is to secure a further fixed term lease with an existing tenant. The fee covers:

Current market appraisal

Negotiating between the Landlord and the Tenant

Preparing a new lease, ensuring its fully signed by both parties.





Routine Inspections

Commonly \$10 to \$50 + GST

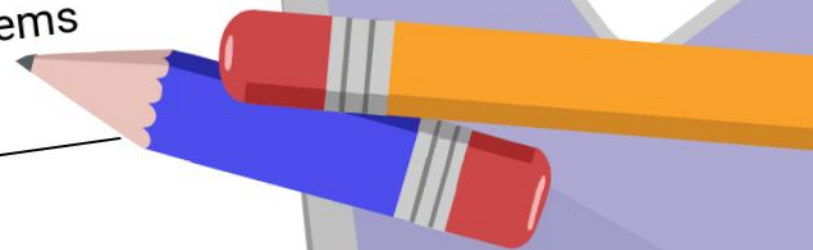
This is charged is for every periodic or routine inspection conducted every 3 to 6 months

And includes issuing the tenant with the required written notice of inspection and photo disclaimer.

Completing a detailed written report.
Checking smoke detectors and looking for potential maintenance issues.

External & Internal photos and converting into a brochure.

Tenant follow up of any unsatisfactory items identified.



OTHER FEES

ADMINISTRATION FEES

\$5-\$10 + GST

THIS FEE IS USUALLY A MONTHLY FEE AND INCLUDES POSTAGE, FAXING, SCANNING, EMAILING - GENERAL ADMINISTRATION.

TRIBUNAL ATTENDANCE FEE

HOURLY RATE + GST

A PROPERTY MANAGER WILL REPRESENT YOU AS THE LANDLORD AND PROVIDE ALL SUPPORTING DOCUMENTATION AND





So its
Alot of work



Contact Us

0800 027 333

www.propertymanagementspecialists.co.nz

Property Management Specialists only charge a capped fee of 7% + GST which includes Routine Inspections, Lease Renewals, Administration fees

Located in Queenstown New Zealand