



Landlord Insurance

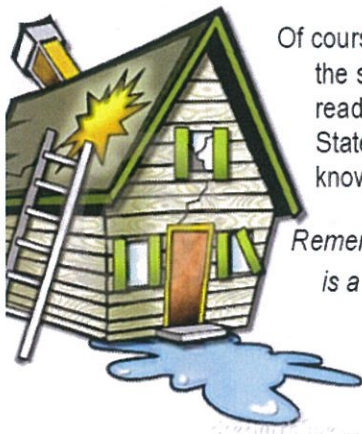
What is landlord insurance? Do I need it?

Landlord insurance is for property owners who are renting out a property to tenant. You are still responsible for responding to day-to-day maintenance requests and even emergency property maintenance - however, landlord insurance is designed to protect you from bad tenants and malicious behaviour and damage!

What does landlord insurance cover?

- Theft by the tenant or their guests
- Malicious damage by tenants or their guests
- Legal expenses if you take action against the tenant
- Liability if a claim is made against you
- Loss of rent if the tenant defaults on their payments or leaves early.

While protecting yourself against these things will come at a cost, it could be a worthwhile expense if things don't go according to plan, and for your peace of mind!



Of course, no two insurances are the same so it is important to read the Product Disclosure Statements carefully so you know what is or isn't covered.

Remember, an investment property is a really valuable asset, so it's important to protect it!

Property Repairs & Maintenance

The landlord's obligations:

- to provide the premises in a 'reasonably' clean condition & fit for the tenant to live in;
- to provide & maintain the premises in 'reasonable' repair - even if and disrepair was explained to the tenant before moving in;
- to make any repairs referred to in the original condition report;
- to maintain asset value on your property you will need from time to time to do repairs.

Our agency conducts regular inspections on your investment property and when you receive the report, you need to look through it for any recommendations of repairs or maintenance that may need to be addressed.

Maintenance and repairs are certainly less costly than replacement!

Have you thought about buying another investment property?

We currently have a fabulous new property! It is on the market for \$300,00 and tenanted at \$320 per week.



Call **RENEE SPITERI** our friendly property manager for an inspection or for more details!

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