



RESIDENTIAL PROPERTY MANAGEMENT

"YOUR KEY TO PROPERTY SUCCESS"





Prospa Realty Investors Proposal

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Why Choose Us?

Family Owned & Operated, Team Prospa Realty have seen, experienced, advised, maintained, renovated, sold, leased & managed properties for clients since 2001.

Our Unique understanding of the Real Estate Industry & being a member of the REIQ, attending industry seminars & engaging with Real Estate Influencers elevates our Team to the next level!

The Prospa Realty Team are local professionals committed to providing
First Class, Full Service Sales & Property Management Services!

Our Promise to You!

Prospa Realty ensures that at all times we are looking after the best interests of Our Clients, Customers & their Properties. Team Prospa Realty are Agents who care & are proud to assist you on Your Property Journey with our Unique approach to Real Estate - providing professional services & advice a step ahead of other agents!

Prospa Realty "Your Key to Property Success"

Angela
Cassar

Principal Agent

Meet Team Prospa Realty

Steve
Cassar

Executive Agent



Angela - Principal Agent

"I Love all aspects of Real Estate! I have personally worked for nationally recognised franchises & boutique agencies, from Property Manager, Sales Agent, BDM, Asset Manager & Buyers Agent since 2001 - with my vast knowledge, wealth of experience & passion for property - I look forward to assisting you in making Your Property Journey a Success!"

Steve - Executive Agent & Wealth Strategist

"I help Clients - Home Owners & Investors alike see, acquire & release the "potential" in their property portfolio. Working with Owners, Tenants, Building Developers & Insurance Companies since 2003 - with my knowledge of Properties & Asset Wealth Strategies I can advise & assist you on your Property Journey today & into the future!"



Qualifying Tenants

Prospa Realty are committed to assisting that your property has the right tenants!

One of our differences to other agents is that the Qualifying of your tenants does not stop after the application process!

During the tenancy Prospa Realty will continue to qualify your tenants & address any concerns that may arise throughout the tenancy - ensuring that your tenants understand their responsibilities at all times!

At times even the best tenant needs their property manager to put them back on track!

Processing Tenancy Applications:

When finding the right tenant for your property our application process includes:

- **Verifying Identity (100 point check)**
Applicants must provide current photo identification + additional supporting documents.
- **Affordability Check**
Applicants ability to afford your property is checked by confirmation of their income. (employment confirmation, savings & any other income source).
- **Current & Previous Residency**
Applicants current & previous residency history is checked to confirm that the applicant has paid their rent on time & maintained the properties.
- **Default Database Check**
Applicants are searched on TICA and/or the National Tenancy Database to ensure the applicants have no defaults recorded publicly from previous tenancies.

Smoke Alarms, Safety Switches & Water Saving



Smoke Alarms & Safety Switches

Legislation surrounding Smoke Alarms impose obligations on property owners, property managers & tenants with regards to the installation & maintenance. Working with owners, tenants & licensed contractors PROSPA REALTY, take the stress away & assist to ensure your property remains compliant with legislation!

Water Saving.

Part of New Legislatisation allow owners to be able to pass on the full water consumption charges if:

- the rental premises are individually metered (or water is delivered by vehicle),
- the rental premises are water efficient, &
- the tenancy agreement states the tenant must pay for water consumption.

Routine Inspections & Maintenance

- **Entry Condition Reports -**

Recording the condition of your property to avoid any potential disputes at the end of the tenancy.

- **Through Exit Condition Reports -**

Assessing in comparison to the Entry Condition Report. Ensuring the tenants have left your property in the same condition less general wear/tear.

- **Routine Inspections & Maintenance -**

Conducted every 3 months, your property manager will inspect & assess how the tenants are looking after the property - checking items are clean, undamaged & working (inside & outside). Including visual inspection on items that could potentially cause risk / damage if not maintained - (ie plumbing under sinks), inside cupboards backing onto wet areas (ie- shower) condition of light switches, fittings & general operation of appliances (ie stove). Filter checks of rangehoods & air-conditioners + more!

You will be impressed by the attention to detail in all our Inspection Reports!



**Detailed Reports
including date stamped
photos!**

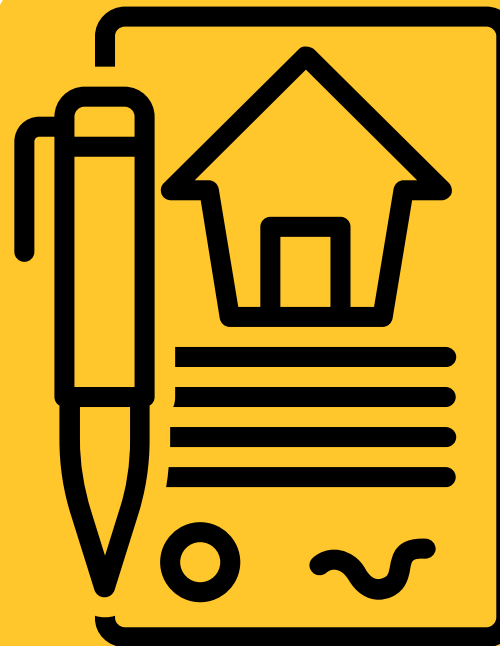
Lease Renewals & Bond

Upon a New Tenancy or Lease Renewal Tenants are explained their obligations under their General Tenancy Agreement.

Tenants are required to pay a Bond equivalent of 4 weeks rent (to be topped up as required when rent increases occur).

Lease Renewals are reviewed 3 months before the expiry with an up to date Current Market Analysis of your property to ascertain current rental return recommendation - forwarded to you for your review & instruction.

The lease agreement is then sent to your tenant with a Form 12 - Notice to Leave that will take effect if the tenant does not sign the lease renewal. Assisting to ensure that your property has a fixed term tenancy in place at all times.



Prospa Realty Core Values aka- the 3D's

Prospa Realty
"Your Key to Property Success"

1 - Driven

Team Prospa Realty are Driven by our passion for property to supply our clients with First Class, Full Service Property Management Services.

2 - Diligent

Prospa Realty's Innovative approach keeps us motivated to be diligent / hardworking. Always acting in the best interests of our clients, compliant with legislation, up to date with real estate trends & a step ahead of other agents.

3 - Dedicated

Team Prospa Realty are a team of dedicated real estate agents with expert local knowledge who strive to ensure you get the best out of your property journey now & in the future.



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Contact Us

*Connect with Us on:
Facebook, Instagram & LinkedIn!*

