

Rental Brochure

Excellence through personalised service



BLENCH



PROPERTY



GROUP

Honesty | Flexibility | Integrity



Danielle Blench

Managing Director & Licensee

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Delightful!

We have always found Danielle Blench to be professional, personable and efficient, she is a delight to deal with!

*Claire Gordon
- Landlord, Taigum QLD*

Why Choose BPG?

BPG is committed to providing outstanding personalised customer service to help you best manage all aspects of Real Estate and Lending. We put the customer at the center of everything we do. Our Superior service extends from managing the sale or leasing of your property, offering specialised support for Investors, to also helping with Home Loan Brokerage and Commercial Lending. Our primary objective is simple. we streamline each and every property transaction for our customers.

Our industry experience and dedication to our customers allows us to offer these services at a more affordable price, leaving you with more to spend on your property. We offer competitive **COMMISSION FEES** on house sales, **PROPERTY MANAGEMENT FEES** and a **HUGE RANGE OF MORTGAGE LOAN OPTIONS**.

We pride ourselves on our commitment to quality service, corporate presentation and eye for detail. Superior customer service and integrity underpins everything we do. Our business objectives center around, having high levels of personal communication and professionalism as well as utilising leading edge technology and innovative marketing to achieve outstanding success. We are ready to offer you simple and straight forward guidance to achieve your goal.

"Highly Recommend"

I would like to thank you for your professional and caring nature Danielle. Your outstanding communication skills go far and beyond always solving any issues that arise with my investment properties. Its never an effort if there's anything that needs to be sorted out or researched for new investments in the near future. Look no further she is the best, Danielle looks after your investments like there her own babies no cutting corners. It is nice having peace of mind and having an honest property manager like Danielle on board. Always approachable polite with exciting new ideas in expanding your portfolio. It's never an easy task looking for a property manager in this crazy game of investing. I highly recommend Danielle Blench to lead the way being your property manager.

Frankie Farrugia - Investor



As a Landlord, when and how do I get my rental payments?

BPG use the very best operating systems from leading industry suppliers to ensure that your monthly statements are electronically emailed to you. We credit your nominated account through direct debit via Westpac. At the end of the year we also provide you with a statement of activity for your accountant. This gives you a detailed report on the income and expenditure for your investment. If you lose a statement, we will gladly replace this at no cost. We can also take care of paying any bills on time. The details of the bill payments will show on your monthly statement so you can keep on top of the expenses. This also means that expenditure relating to your property is on one easy financial statement.



"Amazing Agent"

Dear Danielle,
If you were a super hero we would name you
"Amazing Agent". A big thank you from all
of us who shall no longer be homeless!

The Vickery Family
- Tenant, North Lakes QLD

How do we choose a tenant?

At BPG we carefully screen tenants and carry out reference checks when we process applications. Each prospective tenants must provide an application form clearly outlining employment history, previous rental details and provide formal ID. We utilise the National Tenancy Database to check tenants who have been blacklisted by other real estate agencies.

When we market your investment property we aim to attract the largest number of applications allowing you to choose the most suitable tenant for your property. The less time vacant the more time your property is producing income for you. To do this we need to have all of our marketing bases covered. Our office subscribes to feature listing packages so we can offer your investment the best possible exposure online including both realestate.com.au and domain.com.au.

We also erect our eye catching leasing board's onsite when we know that your property is coming available. They have all the essential information for tenants to contact. BPG advertise all of our open for inspections on our rental lists and also online. At BPG we don't just show people through Monday-Friday between 9.00am - 5.00pm but we actually schedule viewings when potential tenants are available including weekends.

How will I know BPG is looking after my property?

We carry out regular inspections of your property. Our inspections are very thorough and form a large part of managing your investment. Routine inspections ensure any minor repairs and maintenance are brought to your attention including budgeting for larger expenditure. After each inspection you receive a written report with photo's outlining the overall condition of the property. Our comprehensive inspection program ensures that maintenance & repairs are resolved quickly by qualified tradespeople.

Upon the commencement and completion of a tenancy agreement a detailed entry and exit report is completed before we release the bond to the tenants.

What is the best time to do rent reviews?

Generally, prior to the commencement or the change of tenancy we discuss the marketing campaign and recommend any rent increases accordingly to your wishes.

Management Fees

Management Fee	5.95% plus GST
Letting Fee	1 weeks rent plus GST
Lease Preparation Fee	\$50 plus GST
Postage and Petties	\$5.50 per month
Advertising	\$150.00 plus GST
Professional Photos	\$90.00 plus GST
Smoke Alarm Servicing	Variety of packages, at cost
Tribunal/Mediation Preparation Fee	\$90.00 plus GST
Tribunal/Mediation QCAT Lodgement & Parking Fees	At Cost

Conclusion

The Blench Property Management Team are expert and specialist property managers. We take the time to keep our valued clients fully informed throughout the management of their asset. Our professional approach, excellent communication and personalised service will ensure that Blench Property Management;

- Achieves the maximum rental return possible
- Will find quality tenants to rent your property
- Complete regular inspections
- Manage all necessary repairs and maintenance to your property
- Use the very best operating systems to take care of all the paperwork and payments

"So Impressed!"

We recently gave the management of our son's property to Danielle Blench of BPG after numerous problems with the previous property management firm. Right from beginning Danielle has kept us informed over the transfer process and rectified relations with the tenant. Having a lazy property manager previously not only created issues for us but for the tenant, with the tenant then thinking they have an unreasonable landlord, which wasn't the case.

We are so impressed with Danielle, that we are now giving her our Queensland portfolio to manage.

Paul & Pauline Sultana - Landlord, Pacific Pines & North Lakes QLD

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