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New Landlord Information

What other costs might there be?

Advertising: Trademe is the single most effective tool to get tenants. However they know it and have been raising their fees regularly. It now costs \$99 per advertisement. This is a cost you should budget for with each change of tenancy. Please note that unlike most managers WeRent does not make any further charge on this cost, or any charge for photographing and preparing advertising. There can be other Trademe costs if the advertising is promoted.

Water rates: These are the tenants responsibility in most council areas, but in some areas only part of the cost is born by the tenant. In any case if the tenant does not pay, the landlord is held liable by the local authority. In many cases it is easier for us to attempt to get the tenant to add an allowance to the rent for water. \$10-18 per week is regular. The actual bill may be larger or smaller, but in any case this is a tax deductible cost to the landlord so there is an automatic buffer for over-use.

Lawns: You have two choices. The default is for the tenant to be responsible for lawn-mowing. Some landlords prefer to arrange for professional lawn-mowing to ensure that the lawns are always maintained. It is a choice, and if you choose the later we will endeavour to include a allowance for lawn-mowing in the rent paid.

Should I get to know the tenants?

Some landlords think tenants will treat their property better if they know the landlord personally. Nothing could be further from the truth. Landlords who have personal contact with tenants get taken advantage of as a general rule. Indeed we discourage such contact as in our experience many tenants will try to use this contact to extract concessions or give sob stories when the rent is not paid, or not paid on time.

Are you sure it is not a good idea?

Once a personal relationship starts with the tenant the ensuing relationship has a number of negative consequences for landlords. The rent is not raised when rentals are rising as the landlord doesn't want to upset their 'friend'. Rent arrears are not acted upon as tenant excuses are accepted. Therefore the rent can easily fall behind resulting in arrears which may end up not being collected.

Can I cancel our agreement before the free trial expires?

Sure you can, but hey... Give us a break. If you want someone just to let your property go to another company: they are out there. Our low cost service and free trail relies upon us receiving regular income from landlords who want their properties professionally managed. So please don't take advantage of us.