

Why Choose WeRent?



Lower Cost

But still a PREMIUM Service

Because we don't charge a percentage of the rent, for all but the lowest price rental properties, we are going to be better value for you. For \$99 per month you get everything you should be getting from a property manager. No percentage added to maintenance, no tribunal charges, and no cost for all the multitude of add-ons which some of our competitors charge for.¹

Flat-fee Management

We charge a standard fee

Our \$99 per month fee covers the cost of both the Otara hovel and well as the Epsom mansion. You get the same PREMIUM Service regardless of the rent charged. Oh and just to be fair to you, we don't charge it if you have more than a 2 week vacancy in the month.

Free Trial

Try before you Buy

You don't need to take it on trust! Why shouldn't you try out something as important as your choice of who is going to take care of your valuable investment? If you are going to give us a chance, we are going to make it WORTH YOUR WHILE. We think that is only fair.² So lets make it really clear, during the trial period, for all new clients:

We will Manage your Property for FREE



¹ See our *extras* below which specify exactly what you are responsible for.

² Too be fair to us as well, if you need us to sort out a big problem initially we can't do the free trial.



Standard Expenses

Just to be crystal clear, we want to make sure that you know that you will be responsible for standard landlord expenses. You will still have to pay for rental advertising, council and water rates, letting fees (letting levy), repairs, as well as any tribunal lodgment fee if needed (but no extra charge for us attending).

Client Information



Water Rates

Watercare now split out the tenant and landlord expenses in their water bills. This avoids the issues around bill splitting and re-billing water rates to tenants. In the first case Watercare follow up on tenants for late payments. The only downside is that the landlord will be invoiced for the year ahead around July each year. WeRent will uses this split to ease the challenges we face in recovering water rates for our landlords.

Letting Levy

The worst thing for landlords about having to pay the letting fee is that it comes just when you are having to fund a vacancy or pay for a spruce up. The timing really sucks. Our letting levy spreads the cost of the letting fee over time with a fixed fee of \$20 per month regardless of how many times a property is let (+gst). Basically this is a form of letting insurance for \$240 per year (but of course we can't call it insurance). Crockers came up with the idea, and while we may have been the first with a 3 month free trial, we are not too proud to steal a good idea. For all of our landlords this is much less than they would be paying for a new let, and it puts the costs on us as property managers if we have to let out a property more frequently. Our larger portfolio clients love this means of spreading their costs, and it is a really really good deal for our clients with higher rental properties.

Extras!

Extra's

There is a charge of \$3 per owner for disbursements (not per property), each time we pay your rents into your account. We pay out around the 10th, 20th, and 1st of each month for owners with larger portfolios. If you have just 1 property we can only disburse on the 1st (so there is just the one \$3).

Our standard inspection schedule is for 2 property inspections per year. Our first inspection is within 3 months after a new tenancy begins, and then at six monthly intervals. We currently charge \$40 per visit for inspections required. We do not charge for final inspections. Rest assured, that if we are worried about a tenant we will also do extra inspections on our own initiative free of charge.