



Investment Property, Real Estate & Rural Land For Sale in South Australia

INFORMATION TO LANDLORDS THAT LEASE PROPERTIES through LIFESTYLE PROPERTY CONSULTANTS

The following is what Lifestyle Property expect from their landlords and some information in regard to the Tenancy Regulations;

1. Professional photos and floor plan must be agreed to be undertaken or the property will not be accepted by Lifestyle Property. These are used for advertising the property and for ensuring the best possible rental returns and the best possible tenants who will care for the property. This is fully tax deductible in the year it is undertaken. Once done it can be used each time the property is put on the internet for rental. (see attached sheet for what is required for the property to be photographed)
2. Professionally cleaned prior to the first occupancy. We use a particular company who we prefer as we know that their work is top quality. This includes window cleaning and carpets cleaned if they have not been cleaned very recently.
3. The garden and yard fully weeded and very tidy as you would expect a tenant to keep it.
4. Three sets of keys with as many doors keyed alike as possible, on key tags if possible please with the property address clearly shown. We keep one set in our safe in the sales office and give two to the tenants. If there are remotes for garage doors, we need two of these.
5. Rubbish bins – to be supplied, red top, yellow top.
6. Clothes Line to be installed.
7. Front Screen Door installed and Fly Screen to all Sliding Doors.
8. Manuals for all appliances
9. Dishwasher to be installed.
10. Landscaping to be in place and a watering system with a timer if possible. Please discuss before undertaking new landscaping.
11. If possible tinting on large windows that face West.
12. LED Globes in lights as the Landlords are responsible for the replacement of globes and if using LED they usually last for 5000 hours before needing replacing, and new batteries in any smoke alarms with them being hard wired as well as a battery backup.

Lifestyle Property Consultants Pty Ltd

RLA 184626 ACN 082 497 881

Phone: 0408 000 844

Post: PO Box 6114 Halifax Street, Adelaide SA 5000

Email: patricia@lifestyleproperty.com.au