

5

**SAFEGUARD YOUR
RENTAL INCOME**

for Risk Free Property Investment

**5 YEAR | SINGLE DETACHED DWELLING
QUEENSLAND**

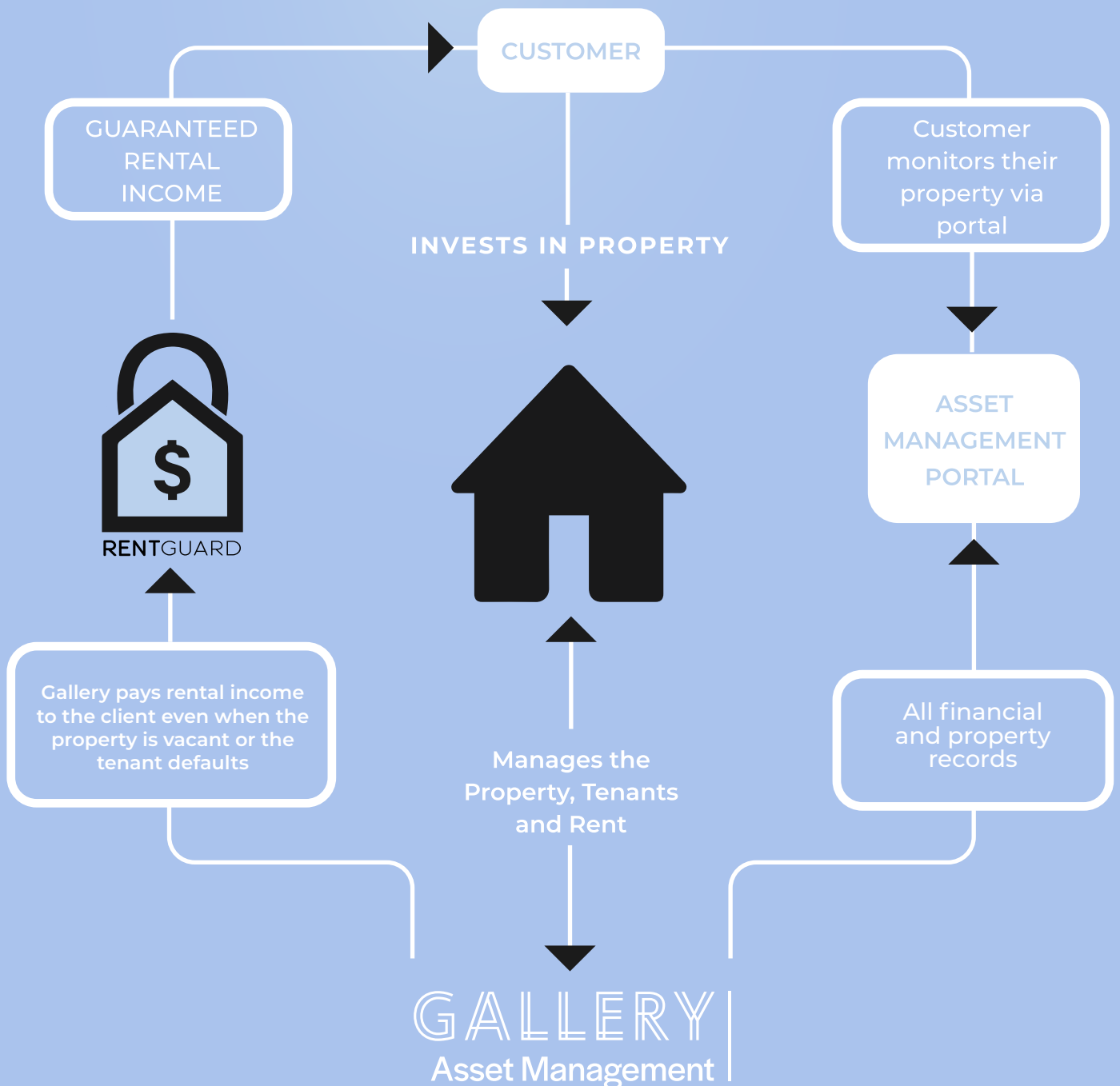


RENTGUARD

RENTGUARD

SAFEGUARD YOUR RENTAL INCOME
for Risk Free Property Investment

The RentGuard program is a type of leaseback option on an investment property that guarantees a rental income to the landlord from day one through to the end of the 5 year period.



NEVER WORRY ABOUT

✓ The property being vacant.

✓ Tenant being late to pay their rent.

✓ Tenant defaulting on their agreement.

Lease Back

Should you choose to build an investment property with Gallery Homes, you will receive guaranteed rent for 5 years!



SINGLE DETACHED DWELLING

Key Benefits of RentGuard

- ✓ Rent paid monthly, one month in advance.
- ✓ Guaranteed rent, regardless of vacancy period.
- ✓ **4.5% rental return.**
- ✓ Up to \$525,000 package price.
After the second anniversary, rent returns to market value.
- ✓ Free professional photography.
- ✓ **No additional hidden costs.**
- ✓ Industry standard property management fee of 8% + GST.
- ✓ Track everything through the asset management portal.

FAQ.

Why choose a leaseback over normal property management?

- 4.5% rental return on your investment.
- Rent paid monthly & in advance.
- No need to worry about vacancy periods.
- No additional hidden costs.
- Low management fee of 8% + GST.

Gallery leasing will continue to pay rent to you even if the following occurs.

- The property is vacant.
- The tenant is late to pay their rent.
- The tenant defaults on their lease agreement and obligations.
- The tenant vacates owing money over their bond refund balance held with the RTA.

When does my agreement commence?

Your leaseback agreement will commence 28 days from receipt of your practical completion payment or the return of your executed leaseback documentation, whichever is the latter.

When do I start to receive my rental payments?

All funds are disbursed on the first (QLD) business day of the new month.

EG: If your lease commences in February then your first payment will be received on the first (QLD) business day of March. The initial leaseback payment is a total of 1 month rent and monthly thereafter.

You will receive a full statement of account each month showing the rental income and expenses such as management, letting and sundry costs as well as any maintenance required in accordance with RTA legislation or your builders warranty such as smoke alarms, termite inspections etc.

What happens when the 5 year leaseback expires?

When the leaseback expires the current sub-leasing tenants will then be transferred to you. Gallery Real Estate Group will continue to manage your investment for you. The responsibility for maintenance, vacancy periods etc. are also passed on to you at the expiration of the leaseback agreement.

Can I sell my investment property during the 5-year leaseback?

Yes, of course, you can. It's still your property after all.

We understand that life can change at the drop of a hat and sometimes there comes a need to sell your investments. There are a few terms and conditions surrounding the sale which are detailed in the leaseback contract such as;

- Paying back any advanced rent paid to you by Gallery Leasing.
- Providing the correct amount of notice to your investment manager and tenants.
- Ensure the lease contracts currently in place are upheld with the purchaser.
- Leaseback option can be transferred to the purchaser.

Who pays to maintain the property during the 5 years?

Gallery Leasing will be responsible for most nonstructural repair and maintenance. We maintain the property except for fair wear and tear, examples include servicing of air-conditioners and hot water systems.

What regular additional charges can I expect to have to pay for as the owner?

As the owner of the property, there are some responsibilities that remain with you such as;

- Water & Land Rates.
- Smoke Alarm Inspections.
- Termite and Pest Inspections / Treatment.
- Building, Contents & Landlord Insurance.

We have tried to minimize the worry for you by allowing you to have your contact address updated with your rates suppliers to reflect ours, similarly with the insurances we can set up your contents and landlord insurances for you and all future accounts can be sent to us for processing & payment.

Unfortunately, we are unable to set up building insurance for you, but we do have a streamlined process to assist you in setting it up.

By taking this option all your accounts for your investment are taken care of for you, it's a carefree investment plan! All expenses are noted on your monthly statement and copies of invoices are sent.

Guarantee Your Rental Income. Enquire Now.

KRISTY LORD

General Manager | Asset Management

kristy.l@gallerygroup.com.au

0418 832 862

07 5514 8557

GALLERY | **RENTGUARD**
Asset Management