

Renting Your Property

Property management while you are overseas

Comprendé

We understand property

Understanding the Process

Peace of Mind

Renting your home while overseas can be a major decision. The thought of strangers making your home theirs can be daunting and challenging. We have prepared this guide to assist you through the process.

It is our vision to be your advisor and consultant. With recent legislative changes to the Residential Tenancies Act and more changes coming, we believe this is the best approach and will serve you well.

Property management is a service with systems and processes to deal with issues such as rent arrears, property damage, maintenance, and the use of property. No matter what happens, you will have a professional on your side to deal with any issues in a timely and legal matter.



Why a Property Manager?

Well, we are biased and are often left to pick up the pieces after an owner has attempted to do it alone.

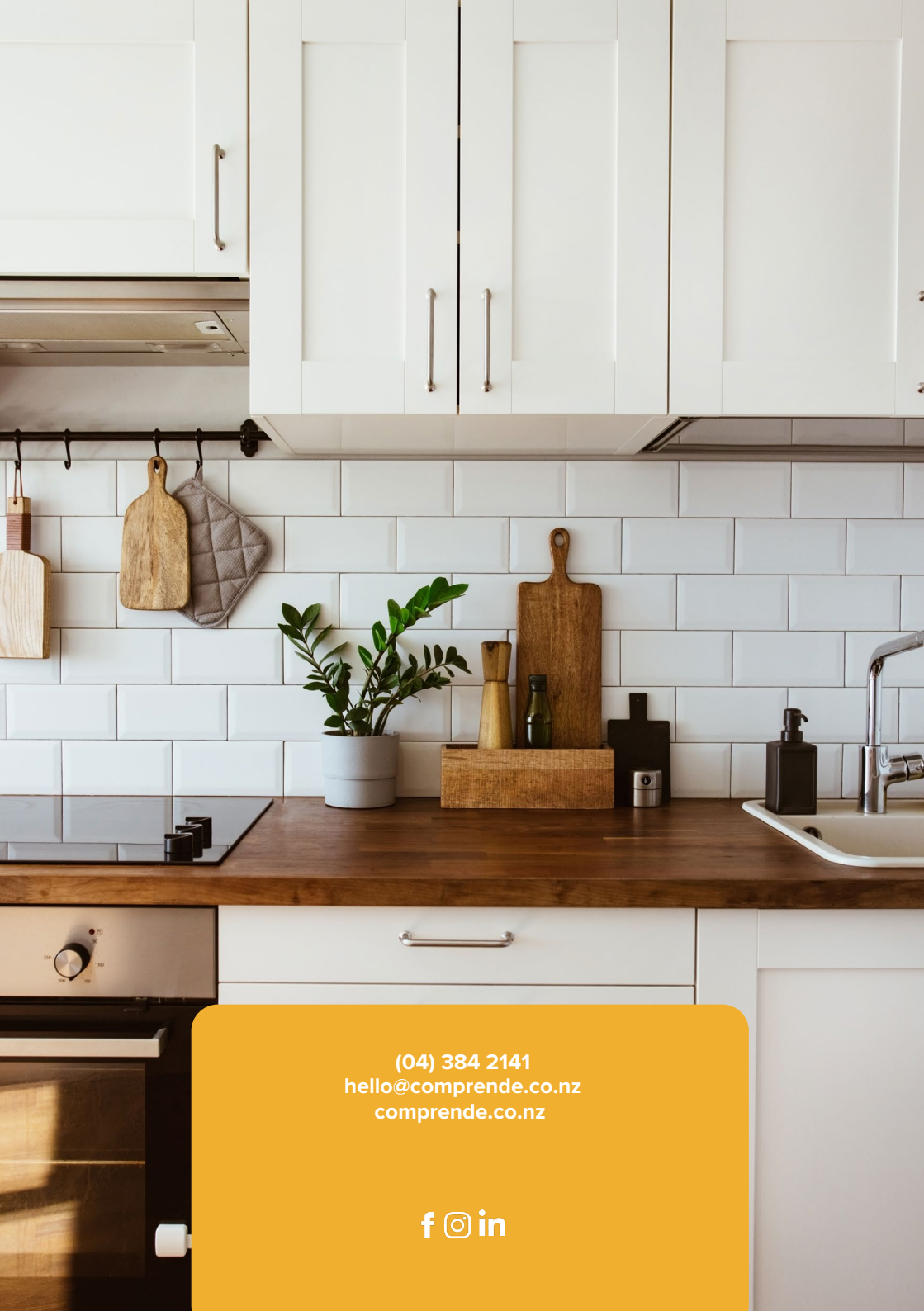
Managing a relationship with a tenant from overseas, even with a local agent (family or friend) representing your interests here can be difficult.

The intricacies of managing a property and a relationship with a tenant can place undue pressure on personal relationships. The benefits of using a professional property manager include:

- Market knowledge and experience to ensure you secure the best tenants and achieve the maximum return on your home.
- Attract and conduct the necessary credit, employment, and landlord checks to ensure the right tenant(s) are chosen.
- Maintenance and repairs will be organised in a timely manner using our wide range of tradespeople at competitive rates.
- Receive up-to-date information about your home, including monthly statements and annual accounts.

Checklist

Task	Action	☑
Financial Benefits & Implications	Talk to your accountant. It is important to fully understand the tax implications associated with your decision.	
Appointing an Agent *Note: You are legally required to have an agent if you are out of the country for more than 21 days.*	Appoint a property manager or agent to manage the process while you are away, or get someone you trust (like a family member) to represent your interests while you are away.	
Landlord Insurance	Notify your insurance company that you intend to rent out your home and obtain information about landlord insurance.	
Furnished or Unfurnished?	Identify which items and furniture you feel comfortable leaving. Arrange storage for the rest. Do not leave any valuable or sentimental items.	
Maintenance	Arrange to have any outstanding odd jobs done (loose windows, sticky doors, dripping taps, painting, etc.),	
Garden & Landscaping	If you have established landscaping, it is advised to appoint or retain gardening services.	
Body Corporate	If you are a part of a Body Corporate, review the rules to ensure they allow for renting, and arrange a copy of the Residents Rules to be provided to your property manager and your tenants.	
Cleaning	Book a commercial cleaner.	
Keys	Provide your property manager/agent with all necessary sets of keys, garage remotes, and alarm codes.	
Healthy Homes & Smoke Alarms	All tenancies must comply with Healthy Homes & smoke alarm regulations.	
Returning to New Zealand	If you wish to return to your home once back in NZ, have your property manager/ agent align the lease term with your schedule.	



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