OUR SERVICES

Owner Portal
View all your transactions, inspection reports, and statements through a personalised platform.

Maintenance
If required we can help you arrange contractors for any maintenance requests.

Correspondence
Receive a quarterly newsletter with the scoop on investment opportunities and market trends.

Administration
The entire letting process is in the safe hands of our dedicated team and our thorough processes.

Advertising
We advertise on high traffic platforms such as Trade Me, RealEstate.co.nz, and the Comprendé website.

Tenant Checks
Background checks are completed on all prospective tenants.

Inspections
Routine inspections are scheduled on a quarterly basis to ensure the property is being looked after.

Customer Service
No matter what you need, our friendly team is always here to help. We're just a phone call away.

Let's Talk
Contact our sales team for a no-obligation discussion.
sales@comprende.co.nz



RATES SUMMARY (exc. GST)

Property management fee:	**8%**
Advertising:	**$300**
New tenancy fee:	**$550**
Annual smoke alarm compliance:	**$86.91**
Quarterly inspection fee:	**$50**

The new tenancy fee encompasses essential services such as conducting open homes for potential tenants, screening tenant applications, and preparing tenancy agreements.

THE NEXT STEP

Please contact our sales team if you would like to have a conversation about your property. Coffee is on us!

(04) 384 2141
hello@comprende.co.nz
comprende.co.nz



Comprendé

We understand property



OUR PROCESS

STEP 1: THE PROPERTY
Once you become a client of Comprendé, we advertise and show your property to prospective tenants. You will be provided with weekly feedback and updates on all applications.

STEP 2: THE TENANTS
All applicants undergo a thorough background check, including credit and references, and are assessed on their suitability for the property.

Upon your approval, the successful applicants are offered the property, the lease is signed, and the bond is paid.

STEP 3: THE INVESTOR
You will receive a personalised login for our owner portal, through which you can monitor all transactions, quarterly inspections, rent reviews, and more. We will also keep you updated with a quarterly newsletter.

OUR VALUES

Your home becomes our home, and we can't wait to take care of it.

WELCOME ONBOARD!

Just fill out and return this Authority to Act to get started!
Our terms and conditions are listed on the back.

Owner Name

Owner's Address

Address of Property

Phone

Email

Bank Account Details

_ _ - _ _ _ _ - _ _ _ _ _ _ _ - _ _ _

Signature Date

Terms and Conditions

I/We, as property owners, authorise Comprendé to act as our agent, and to manage the described property on the terms and conditions set out below:

1. Comprendé will collect all rent owing from tenants and deposit into our nominated bank account on the frequency advised.
2. Comprendé will pay all bond money collected, being four weeks' rent, within the required timeframe to Tenancy Services on our behalf.
3. Comprendé will provide us a monthly statement of all transactions on account.
4. Comprendé will carry out quarterly inspections of the property to ensure the tenant is complying with the rules of the tenancy agreement, and will supply an inspection report that identifies any maintenance or tenant issues, and outlines proposed solutions and recommendations.
5. Comprendé will discuss market rents with us on an annual basis and agree on a pricing strategy.
6. Comprendé will advertise the property for re-let on approved websites. We understand that the advertising fee for each new tenancy is $300 exc GST.
7. Comprendé will apply, where necessary, to the Tenancy Tribunal for any tenancy breach in accordance with the Residential Tenancies Act 1986. We understand that the application cost of $23.48 exc GST will be paid from our rental income, but will be reimbursed by the tenant if successful.
8. Comprendé will notify Tenancy Services that the bond may be released once a tenant vacates the property, providing the property is left in a 'reasonably clean and tidy condition' and that no damages are found at the property that fall outside 'general wear and tear' in accordance with the Residential Tenancies Act 1986. Where the property is not found to be described as above, Comprendé will endeavor to collect all costs incurred to remedy by deducting the amount from the tenant's bond, and/or an application will be made to the Tenancy Tribunal on our behalf seeking damages.
9. We understand that Comprendé is not liable for any damages incurred to the property which is caused by the tenant, for any money owing by the tenant for rent unpaid or damages caused to the property, or for any payment penalties incurred for the late payment of supplier invoices due to insufficient funds available on our rental account held with Comprendé.
10. Comprendé is entitled to review any management fees for services by giving one month's notice in writing.
11. Comprendé is entitled to deduct their fees for service, and be reimbursed for monies expended from our account. Where no money is held, we agree to reimburse Comprendé within ten days of receiving a written request.
12. Comprendé may, with notice to us (the owner), assign this agreement to a third party without limiting any of the owner's rights stipulated in this agreement, including their right to terminate under clause.
13. I/We, as owners, acknowledge that this authority is subject to the Residential Tenancies Act 1986 and any other legislation passed by government affecting residential tenancy law.
14. I/We, as owners, agree that this property (or properties) will be compliant under the Residential Tenancies Act 1986 upon commencement of any tenancy.
15. **Either party may terminate this agreement providing seven days' notice.**

Rates (exc. GST)

a. Property management fee: 8%
b. Advertising: $300
c. New tenancy fee: $550
d. Quarterly inspection fee: $50
e. Annual smoke alarm compliance: $86.91

Initial: