



Proposal for Rental Services For Landlords

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RENT A DEN is a 100% property management focused organization providing superior property rental services to landlords in the Westrand area. Our mission is simple; firstly, to take the hassle out of owning an investment property and secondly to help our owners achieve the very best return on their investment.

If that's what you're after and would like us to contact you regarding the management of your investment property click the following link to [addyourproperty](#) Alternatively read on to learn more about the Rent A Den difference.

The Most Experienced Rental Management ...

So whether you're a professional investor, just dipping your toes into the property market for the first time or even if you're a home owner moving away from your family home and need someone to look after it until your return you've come to the right place. Click here to contact us about [addyourproperty](#)

Still Not Convinced, Then Read On

The truth about property management is that most residential investment properties are managed by traditional real estate agencies whose core business and main focus is selling properties not managing them. The bottom line is that you cannot provide a superior property management service if you don't focus on it. We know this from experience. The fact is that an organization that focuses 100% on being the very best at one thing is always going to perform better than a jack of all trades. Why would you put your investment and your future in the hands of someone who isn't a specialist in that field? It's like going to your local GP for heart transplant. Sure the GP might know some basics but wouldn't you feel more comfortable and have greater confidence and peace of mind if you were in the hands of a specialist surgeon. Of course you would! It's the same with managing your investment property. We are the specialists in property management in Westrand, it's all we do, and when you do the same thing over and over again, you get very good at it.

Being Good Rental Agent Is About Understanding Your Needs...

We understand what it's like to own an investment property because most we own residential investment property in Westrand just like you do.

We understand that as a property investor you are focused on the bottom line.

We understand that even a few weeks vacancy each year makes a big difference. We understand the worry, anxiety and cost that a poor tenant can cause you.

We understand the impact that an interest rate rise can have on your cash flow.

We understand that forking out for unnecessary expenses affects your return dramatically and that every rand saved makes a big difference at the end of the year.

We understand your need to create equity in your investment property so you can invest further.

We understand your need to know that the advice you are being given regarding your investment property is reliable and trustworthy.

We understand that you just want everything to be taken care of so that worrying about your investment property is one less thing you need to deal with.

We understand that you want property investment to be easy!

If you're looking for a rental management company who understands property investment, look no further Rent a Den is your answer

SERVICES OFFERED BY RENT A DEN (PTY) LTD

ADVERTISING

- We offer different forms of advertising your property when trying to obtain a suitable tenant for your property.
- We use print media in the form of News Papers for example Property week which is in use in the Westrand area
- We use the internet, we advertise on our own website www.rentaden.co.za, sahometraders.co.za and facebook
- We also advertise by displaying rental boards in or around the area we also have a lot of signage up through the Westrand area
- We would prefer to come and take pictures of the property to display on the websites so that the tenants have a better idea of the property they are interested in.
- There is no additional charge for advertising.

TENANT PLACEMENTS

- Rent A Den (Pty) Ltd is a registered member of the Estate Agency affairs board of South- Africa
- We know the local market; this allows us to effectively market your vacant home to prospective residents to get it filled.
- There is NO signing up fees.
- Different contract options
- Experienced staff answering incoming calls and emails
- Facilitate prompt viewing of properties at tenant's convenience.
- Online application forms
- Prepare leases on behalf of owner collecting a deposit equivalent to one month's full rent as well as an electricity deposit as required by the local municipal authority (The Municipal deposit is also kept in trust by Rent a Den unless otherwise required by the local municipal authority.)
- Full property management services are available, volume discounts available to property investors.
- We also offer debit order facilities for the tenants
- We will inspect the property when the tenant first moves in so that we can in consultation with you as the owner do the necessary repairs if required.
- We also provide the tenants with the conduct rules if the property is situated in a Body Corporate of HOA, This we will have to source for the managing agent.

TENANT SCREENING

- Our tenant screening process is done through the TPN (Tenant Profile Network), which includes an ITC and expedient credit check.
- We only place qualified tenants
- While it's important for us to keep your property occupied, our experience shows that it is more important to be selective about your tenant. In the long run you will benefit by accepting a quality tenant because your tenant will probably stay longer and take better care of your home.

MANAGEMENT OF YOUR PROPERTY

- We offer different property rental management options.

MONTHLY RENTAL PROPERTY MANAGEMENT

- When we are given the mandate on the property and it has been successfully filled we provide the following services.
- Monthly statements are sent to the tenant via e-mail, hand delivery or postal service
- Monthly rental collection as well as municipal charges (if required) and any other charges
- Payment of Body Corporate Levies or HOA contribution on a monthly basis if so instructed.
- Payment of all municipal accounts if so instructed to Body Corporate or local municipal authority
- Report or attend to any repairs or maintenance as required once we have obtained your consent as the owner
- Quarterly property inspections
- Do monthly credit control to ensure that the tenant pay promptly, credit control is done from the 2nd of each month as rent is payable by the 1st of each month a rule which we try strictly enforce.
- We attend to all matters relating to the tenant and handle all correspondence on your behalf we will consult with you as the owner if the need arises taking the hassle out of owning a property
- We send out monthly reports to inform you as the owner what has been collect from the tenant and which expense have been paid on your behalf, this can either be done via e-mail or postal services
- All monies collected on your behalf as the owner will be paid over to you on a monthly basis no later than the 7th of each month after all per approved expense have been deducted, payment will be done through eft(electronic fund transfer)
- Monthly costs on this service is approximate 10 % per month excluding vat but can be negotiated

ONLY PLACING A TENANT IN YOUR PROPERTY – ONCE OFF

- This service is offered to property owners who want a tenant to be screened and placed by Rent A Den without the monthly administration fee
- We will screen the prospective tenants through TPN(Tenant profile Network)
- Draw up the lease and collect the first month's rental and the required deposit.
- We will then pay over the monies which are due to you and provide you will the signed lease a credit report on you new tenant
- This service is offered at a cost of 50 % of the first months rental plus vat