

NEW CUSTOMER SIGN-UP PROCESS

- 1 Determine customer's goals for property
- 2 View property and provide rental appraisal
- 3 Prepare and sign management agreement
- 4 Complete preliminary property inspection
- 5 Comprehensive chattels inventory and photography
- 6 Prepare and approve marketing plan
- 7 Market property for rent

QUINOVIC CARE AND RETURN PROPERTY MANAGEMENT SYSTEM

- 1 Screen and select tenants
- 2 Sign up tenants
- 3 Establish payment and reporting system
- 4 Establish Property Manager relationship
- 5 Implement quarterly property inspections
- 6 Proactive maintenance management
- 7 Regular reviews with property owner
- 8 Review tenancy agreement before renewal
- 9 Renew or terminate agreement
- 10 Market property for rent
- 11 Complete final property inspection
- 12 Prepare property for new tenants

CONTACT US

We aim to make owning rental investment property more rewarding – personally and financially.

If that's your aim, then leave your property with the experts. **Leave it with us.**

www.quinovic.co.nz

UNLOCKING THE MAXIMUM RETURN IN YOUR INVESTMENT PROPERTY



EXPERTS IN PROPERTY CARE AND RETURN

Property is a physical asset that needs practical care and attention. Shares move around in a virtual world, but property management happens in real life and requires people working on it all the time.

Not just anyone, either. You need people who can do more than simply 'care-take' your property. You need people who know exactly how to ensure you can unlock the maximum value from your investment.

OUR ADVANTAGES

- **25-plus years of experience:** we've enabled property investors all over New Zealand to gain better returns and protect the value of their property portfolio.
- **Nationwide presence:** more than 25 offices, over 7000 properties under management.
- **Reputation for results:** 90% of our customers come to us through referrals.
- **We understand property investment:** we know what properties make good investments, and we know how to charge top market rent.

If you're an experienced investor, or if you're just starting out, Quinovic's proven systems for Care and Return can give you the edge to make it a real success.

QUINOVIC RETURN SYSTEM:

Our Quinovic Return System is all about those smart moves that mean better income and overall gains.

We ensure maximum tenancy income, appropriate expenditure on maintenance, and that your property is positioned for growth in valuation.

PROPERTY KNOWLEDGE AND EXPERTISE:

- Experts in property market trends – which areas and property provide consistent rental value over time, which are to be avoided, and which are 'up and coming'.
- Expert assessments of rental value for better informed purchase decisions and confidence in rental income.
- Maximise rental value with effective expenditure – via presentation, planned maintenance, improvements etc.
- Scheduled maintenance plans that protect your property's value and enable you to budget in advance.

INDUSTRY CONNECTIONS:

- Aligned with the best mortgage brokers, banks and financial advisers.
- Aligned with the real estate agents who best know the investment market.
- Excellent supplier arrangements to service property needs.

STREAMLINED FINANCIALS:

- Zero tolerance on rent arrears.
- Rent payments to your bank account 5 working days after we have received rent from the tenant.
- Online access to reports, tenancy information and all financial statements.
- We can pay the rates, insurance and body corporate fees on your behalf.
- Detailed monthly statements emailed directly to you or your accountant.

QUINOVIC CARE SYSTEM – FOR SMARTER PROPERTY MANAGEMENT:

- Rigorously screened candidates.
- Maximum market rental and timely rent increases.
- Every property will need some urgent maintenance. We will act within four hours of the tenant alerting us, and will report to you promptly within business hours.
- Optimum expenditure on maintenance.
- Personal service from experienced Property Managers who are pro-active about taking the right actions on your behalf and keeping you informed.