

Offer 1



## PEACE OF MIND 3 year Rental Guarantee

This Rental Guarantee is intended as a “safety net” only and may not represent the maximum potential rental return that we will achieve for your property, which will generally always be higher than the above figure.

This Rental Guarantee sets out an additional guarantee to the Property Occupations Form 6 that Dual Income Properties and its Agent has committed to provide to you and must be read in conjunction with and collateral to the Form 6 Agreement.

Nothing in this form Rental Guarantee is intended to remove or vary any obligation imposed on either you (as the landlord), or the agent, by the Property Occupations Act 2014.

### Terms & Conditions:

1. This Rental Guarantee is for a period of 156 weeks (Approximately 3 Years) ONLY and begins on the first day a lease is in place on the property, as stated above, whilst the property is managed by one of Dual Income Properties nominated property managers
2. This Rental Guarantee allows for 4 weeks of vacancy in a 52 week period. Therefore this guarantee is only for 144 weeks of the 156 week guaranteed term. The total rent achieved in 156 weeks is divided by 144 to calculate the average. If this figure is below what is guaranteed above, you will be compensated the difference.
3. The Rental Guarantee figure stated above is calculated on an appraised rental return for the particular property.
4. The final rental return is calculated on ALL rental money collected from the property stated above, whether it is from rent collected, insurance claimed on loss of rent or the tenant’s bond money claimed from loss of rent.
5. If the landlord does NOT have a suitable Landlords Insurance Policy that includes coverage for loss of rent, then this Rental Guarantee will be VOID. A suitable Landlords Insurance Policy is essential. Please ask our office prior to engaging your own insurance in case it is deemed as not suitable.
6. If the Landlord does NOT take our advice on the letting of the property when it is vacant and this leads to loss of rent, the Guarantee will be VOID.
7. The property, must be managed for the FULL 156 week period (Approximately 3 Years), otherwise this Guarantee will be VOID.
8. This Rental Guarantee not available in all areas.

# Dual Income Properties PLATINUM PACKAGE

Sign with Dual Income Properties and you also get:

- **FREE** Depreciation Schedule for tax purposes.
- **FREE** building Inspection and Handover reports.