

Your 30 Second Property Manager Health Check



Your property management company is representing your interests in your investment property. Are your best interests being met?

- ✓ Do you receive rental money over-night, once your tenant has paid?
- ✓ Does your Property Manager provide 24/7 access to rental details:
 - Financial management • Ongoing communication • Routine inspections
 - Ongoing maintenance • Rental reviews/renewals • Vacate & re-lease
- ✓ Does your Property Manager exercise Zero Tolerance on rental arrears?
- ✓ Do you have a single point of contact at your agency?
- ✓ Does your Property Manager re-assess your rental return annually?
- ✓ Does your Property Manager keep you updated on: Latest Rental Legislation; current rental market; how to protect yourself & your investment property? Provide tips on growing your ROI & portfolio?
- ✓ Is your Property Management company 100% dedicated to property management? Do they have dedicated skills, knowledge & systems to cater to the unique needs of the rental property investor?

If your Property Manager 'is not ticking all on this list', then we welcome your call because we do. It's easy to switch agencies. We are offering zero fees for your first 3 Months with 'Home' if you make the switch now.



Call: 4324 5777 or email: tennille@hspm.com.au

Tennille Mugridge, Licensee/ Managing Director
at Home Specialist Property Management looks forward to speaking with you.

home
Specialist Property Management



Partners in your investment.

At Home Specialist Property Management, we believe property management is more than just finding the right tenants and collecting the right rent.

We care about helping you pay off your mortgage sooner, better manage your cash flow, and build wealth. And we offer you more choice and control over how to maximise your returns to achieve your investment goals.

Whether you are a first time or seasoned investor, we are committed to delivering a new, premium level of service never before seen in property management. And we have invested in the best tools, technology, and team to ensure we deliver on this promise.

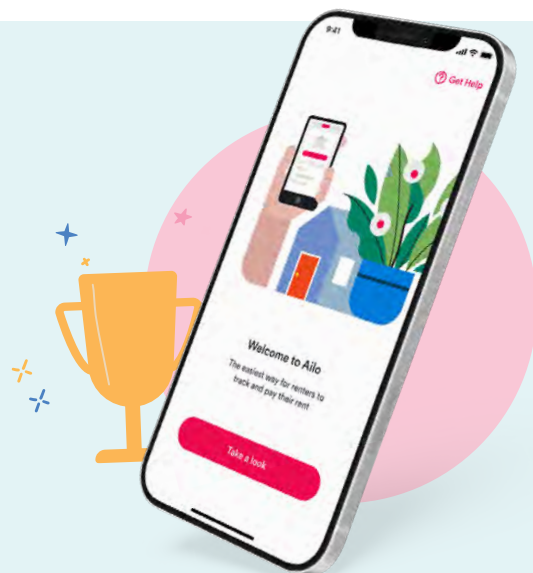
We look forward to partnering with you to help you build wealth through investment in Australia's property market.

Warmest Regards,
Tennille Mugridge | Home Specialist Property Management

Local specialists, world-class systems.

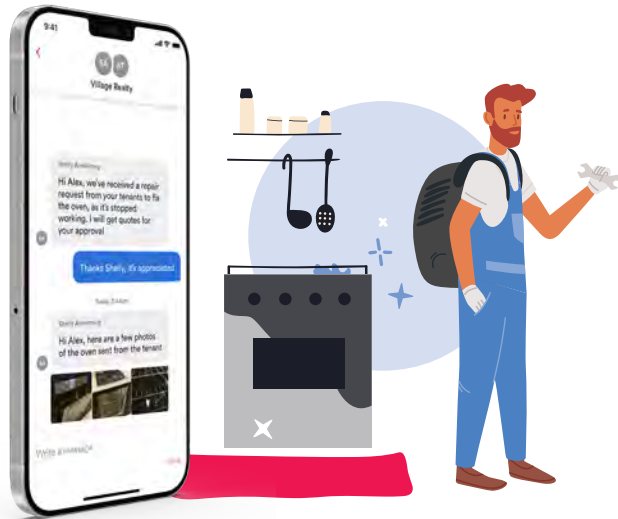
To help make working with your property manager and maximising your investment simple, we give all of our clients access to Ailo, a world-class app designed for property investors.

Founded in 2017, Ailo has helped more than 100,000 property managers, property investors and renters work better together.



Traditional management	Our way
They find tenants and collect the right rent	We help you maximise your investment returns
They pay your bills	We help you pay off your mortgage faster
They disburse your rent monthly	We deliver your income as soon as rent is paid
They manage your expenses – when there's enough rent to cover them	We give you more choice including the option to pay bills with a credit card to maximise cash flow and earn rewards
They send monthly statements	We give you 24/7 access to real-time data on your income and expenses – so you can see when your tenant pays rent even before it's cleared by their bank
They miss your emails and engage in phone tag	You don't have to manage your property manager – you can always get hold of us
They chase arrears	We make it easier for your tenants to never miss a payment
They commit to delivering the highest standard of service	We regularly ask for feedback to ensure we're always delivering the highest standard of service

Partner on your rental property.

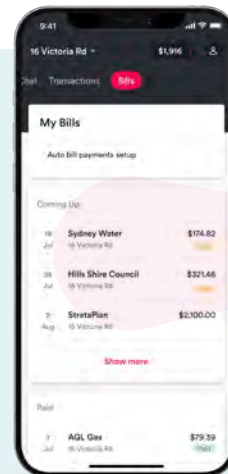


You don't have to shout to be heard

Chat helps us communicate more responsively and proactively, so we can nip issues in the bud sooner. No more lost emails and phone tag!

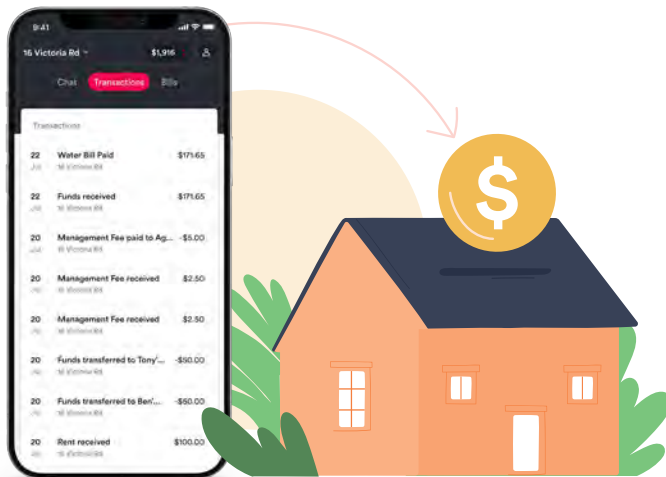
Unprecedented visibility means no surprises

See rent as it's paid and upcoming bills with real-time access to the financial performance of your property to help you track cash flow anytime, anywhere.



We make it easier for your tenants to pay on time

With automated reminders, autopay plus the ability to pay rent with a debit or credit card, we're always one step ahead of arrears.

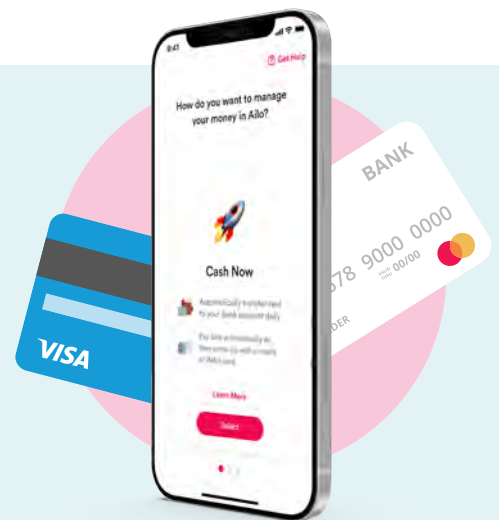


Pay off your mortgage sooner

Secure your income when rent is actually paid (even if it's in advance!), so you have the option to put your money to work faster. On average, we disburse rent up to 15 days faster than other agencies.

Make your money work harder for you

You don't need to keep rental income sitting dormant, not earning interest and waiting for a bill anymore. Cover expenses with rent, or auto pay bills when they're due (and not a moment sooner!) with a credit card to earn rewards.



Make tax time a breeze

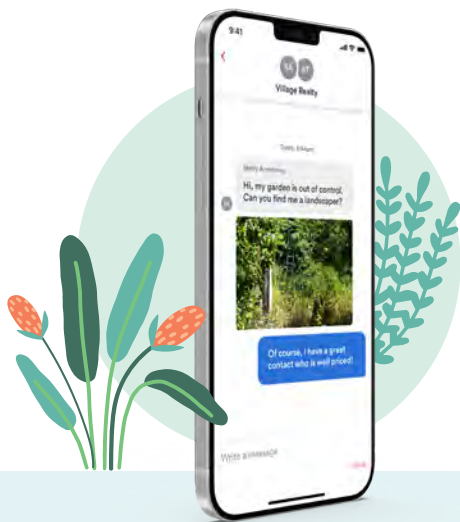
End of financial year statements that you can forward directly to your accountant, free tax depreciation estimate on 30 June, and all your property-related expenses in one place.

Partner in the home you live in.

Coming soon

You know all those niggling issues with your home that you don't have time to deal with?

Clogged gutters, leaking dishwasher, the TV you've always intended to mount on the wall. Let us handle the care and repair of your own home – so you can spend time enjoying it.

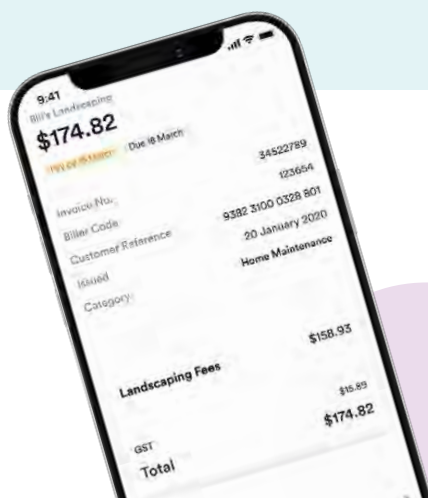


House proud without the effort

Take the guesswork out of finding a supplier, negotiating a fair price, and scheduling for everything from getting your windows cleaned to replacing your dishwasher filter.

Access the best tradespeople

Work with the highest quality service providers carefully evaluated, selected and monitored by our team.

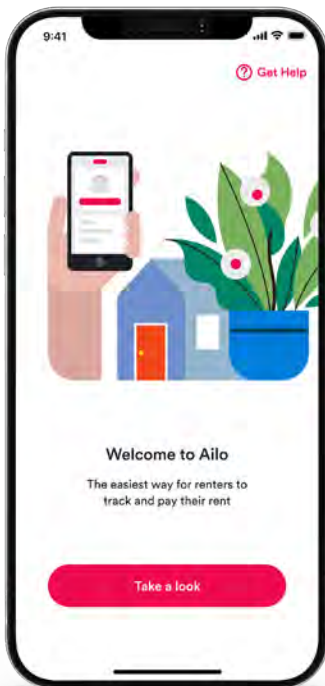


Simplify your record keeping

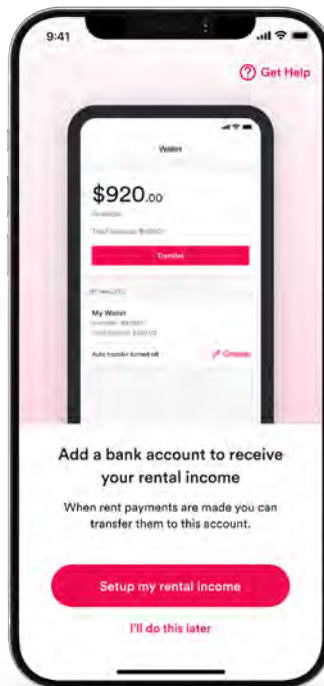
Pay and manage all of your property expenses in one centralised location.

Joining Ailo is fast and simple.

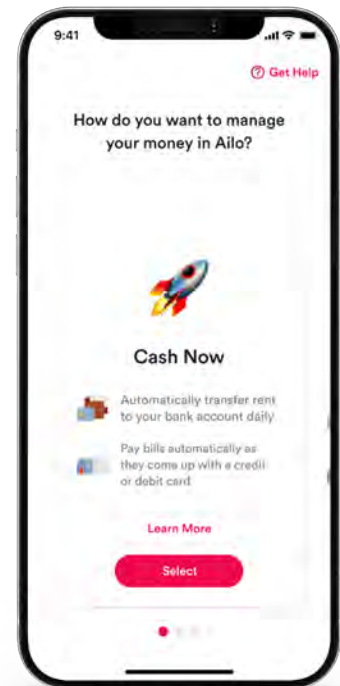
1
Login to Ailo



2
Update your
bank details



3
Set your
preferences



4
Say hi to your property manager!



Welcome to the new world
of property management!