**What Separates Property North Agency:**

Property North Agency is a boutique agency that specializes in Property Management.  
We differ from your typical agency because our primary business is property management. You will have a senior property manager that is solely focused on maximizing your investments potential. As property investors ourselves we understand the frustrations you have with a typical agency, and we promise to offer you the service, care and professionalism beyond what you expect. Guaranteed!  
  
**Our Guarantee:**At Property North Agency we are the Risk Reduction Specialists! Our team will work with you to ensure you’re receiving the highest possible return on your investment property. The entire department are heavily focused on maximising your income and optimising capital growth on your investment property.

We understand when you are selecting a new managing agent it can be a very stressful process for many landlords as you don’t know if they are going to deliver on their promises.

At Property North Agency we understand promises can be easily broken and the good news is we GUARANTEE our service.

If during the first 3 months you are not satisfied with our level of service we promise to you. We are prepared to refund the first 3 months and will give 100% money back on your management fees \*

\* Only applies to management fees. Property North Agency must be notified in writing within the 3 month service guarantee period.

**Keeping it Simple:**

At the core of our business, we want to keep things simple for you. We understand you have other important things to worry about, so leave your property in the hands of our professional staff, and let them make life easier for you.

**Senior Property Manager:**  
The key to any good relationship is people. We have great people that are given the tools needed to manage your property to its full potential.   
Unlike most agencies our focus is property management – not sales. This means we appoint a senior property manager to ensure smooth professional management of your investment.  
Our property managers are not overloaded with hundreds of properties to manage individually. We want to be able to give you and your property the attention they deserve.  
  
**Strict Screening Process:**All tenancy applications go through a rigorous screening process to ensure we only put forward the best tenants for the landlord’s final selection.  
The screening process includes the most up-to-date tenancy database blacklists, financial background checks and employment checks just to list a few.  
  
**Quality Tenant Database and Corporate Re-locators:**As we do many openings for properties we get to meet a lot of quality tenants. We take pride in building our database with quality tenants and the type of property they are interested in. It’s not uncommon for us to have a screened quality tenant ready to move straight into your property. Ensuring the minimization of untenanted periods.  
We also work closely with corporate re-locators, getting corporate professionals arriving from interstate or internationally into your property.  
 **Quick to Act and Tenant a property:**Being a boutique agency, and not overloading our property managers ensures we are able to promptly organize photography, listing and openings to get your property tenanted as quickly as possible with quality tenants.  
  
**6 Monthly Property Reports:**We go above and beyond when it comes to reports on your property’s performance.  
In conjunction with routine inspections every 6 months, we also produce property valuation reports and in-depth Comparative Market Analysis for your property. These reports detail similar properties within close proximity to yours, how they have performed on the market in both sales and rentals. Included in the report are details on the local market in general and how your property has performed, compares and is currently valued at.  
  
**Landlord Portal:**At Property North we have heavily invested into our cloud-based property management software. With our Landlord Portal, you can log in to download financial reports, live job or maintenance updates as well as detailed photos and videos of your latest inspection. It allows you to stay up-to-date with your property and make sure everything is running the way it should be.  
  
**Maintenance/Renovation Plan:**Another service we offer is maintenance and renovation plans.  
A common misconception with an investment property is that you want to spend as little as possible on the property, to maximize the yield.  
While our job is to ensure the best financial performance of your property there are two very strong reasons to put together a maintenance/renovation plan for your property.

* Building Equity: Renovations add value to your property, and it might be worth spending $20k on a renovation to increase your properties value up to $60k or more – potentially giving you the equity needed to invest in your next property.
* Ensuring that you aren’t ignoring small maintenance issues that could become expensive big problems in the future.

**Retaining Great Tenants:**Here at Property North Agency we understand the value of quality tenants. They ensure your investment property is well looked after, rent is paid on time and make our jobs here much easier.   
We like to let quality tenants know that we appreciate them. From time to time we send out small rewards and gifts to thank them for being great, paying on time and looking after your property.  
Right now we are sending out a little Christmas gift and card to all our tenants. This is not something we charge landlords for, we just want to hold on to quality tenants and show them our appreciation.

**Our broad team:**Not only do we have a friendly, professional and efficient property management team – we also work closely with associated builders, accountants and mortgage brokers. So you have access to experienced professionals in all facets of property investment.  
We work for you and its in our best interest that you get the best advice and service possible to get the most out of your investment.