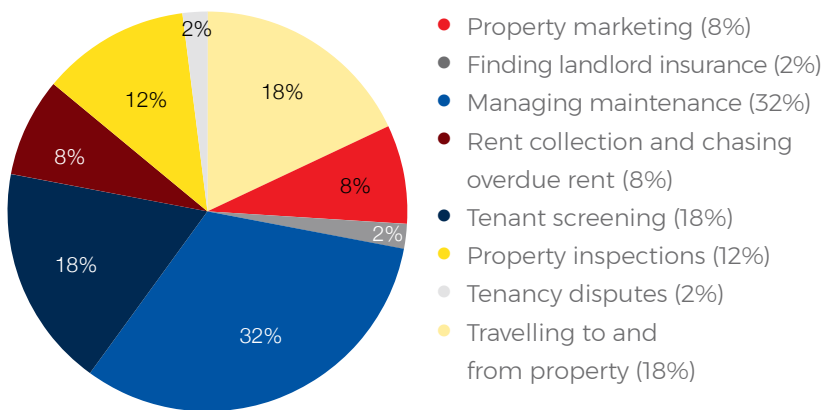


Weighing up property management

If you're not sure whether to hire a professional property manager or to self-manage your rental, here are a few things to consider that might tip the scales one way or the other.

Time—how much is it worth to you?

Managing a property takes a lot of time. So much time that for many, it's a full-time job!

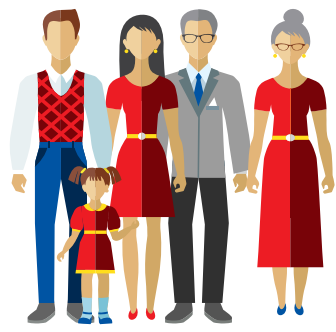


Cost—your time VS your budget

As a general rule of thumb property managers usually charge between 7 and 9 per cent of the rent collected and any repairs carried out on your behalf.

Cost of a property manager	Dollar value of your time
<p>\$145 per month On average, excluding GST*</p>	<p>The formula: Value of your time per hour / 60 = Value of your time by minute</p> <p>Example: Hourly wage of \$35 / 60 = 0.58 10 minutes of property administration x 0.58 = \$5.83 \$5.83 x 30 days per month = \$174.9 per month</p>
<p><small>*Based on the median rent for a 3 bedroom in Hamilton in February 2017.</small></p>	

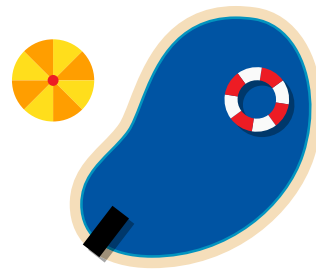
5 benefits of hiring a property manager



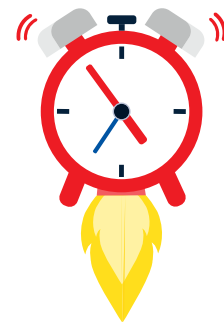
Finding tenants: they'll do all the leg-work and the paper-work! Lodge will undertake credit checks, Tenancy Tribunal checks, social media, criminal history and Worldwide Tenant history searches to vet prospective tenants. Additionally, they can tap into tenant databases to help you fill an empty rental and make sure prospective tenants are a good fit for your property.



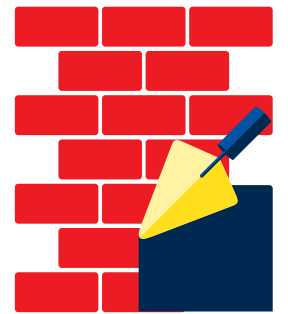
Distance from tenants: there is no need to have direct contact with your tenants with a property manager acting as a mediator.



Less stress: kick back and relax in the knowledge that your rental is in expert hands. From rent collection and inspections to property marketing—you won't need to worry about any of it!



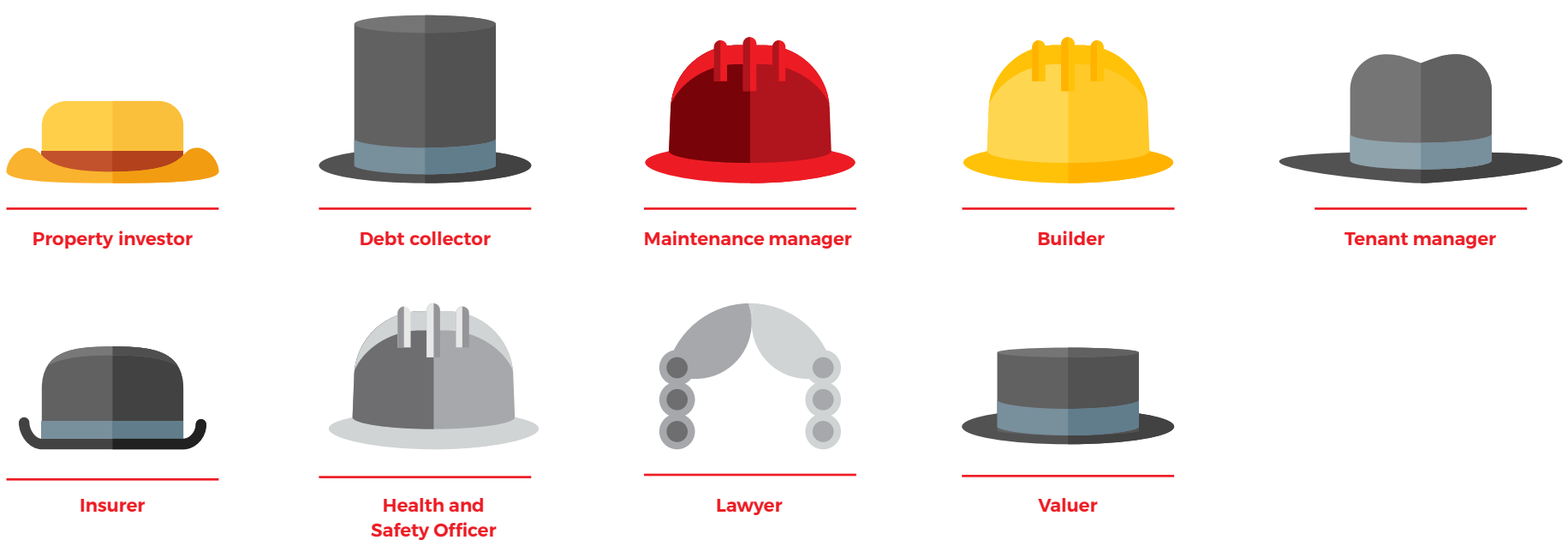
More time: with the day-to-day running of your rental taken care of, you won't get bogged down with those many small, yet time consuming tasks.



Maintenance management: they'll keep your rental in good condition and compliant with laws and regulations.

Knowledge—how many hats can you wear?

Not to say you have to wear them all—but you'll need to have people with these specialisations waiting in the wings should you need them.



Need help managing your rental?

Tap into the power of a professional property manager and manage your rental with ease. To get started, request a rental appraisal with one of our professional agents.

REQUEST A RENTAL APPRAISAL