

# Full-service co-living management with a five-year rent guarantee



# Co-Living Rent Guarantee

The Property Manager will provide a truly compelling co-living management offering and rent guarantee on your purchase. As a client, you can take advantage of an exclusive five-year guarantee whereby we:



Pay the rent when the property is vacant



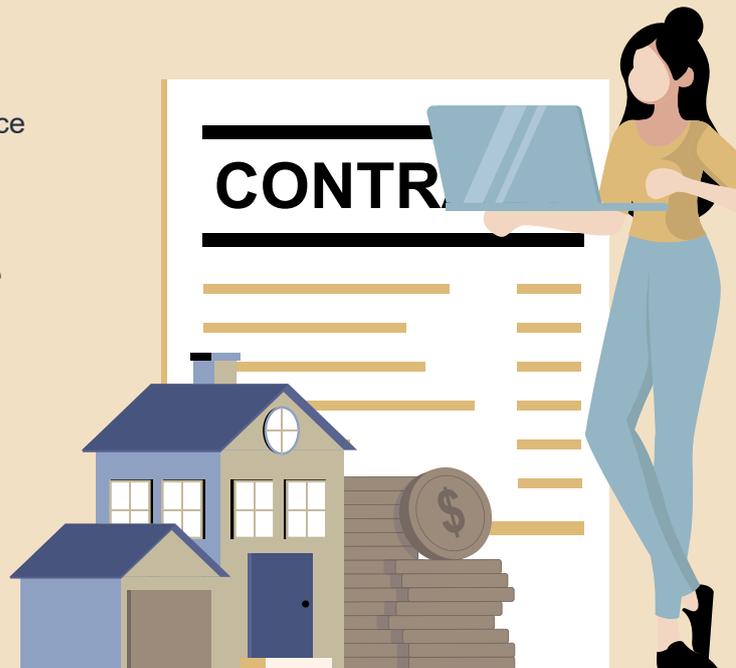
Pay the rent when the tenant is in arrears



Top up your rent if the actual rent falls below the amount we have guaranteed

This means that not only will you receive more gross income with your investment, but you will also have peace of mind about your cashflows.

**Our rent guarantee means you have the confidence that your property manager has a direct financial stake in the successful management of your investment.**



## Our 75% rent guarantee

**Our rent guarantee ensures you always receive more gross rent than a standard investment**

Certainty Property believes in having skin in the game in ensuring your co-living property performs - that's why we ensure you always receive at least 75% of the initial rent achieved on an ongoing basis.

If gross rent falls below 75% of what you were receiving when your co-living property was at full occupancy, we will pay the difference ourselves.

The 75% guarantee is rounded down to the nearest whole room equivalent and is based on the actual rent achieved for the initial tenancies.



## A solution for higher interest rates

Higher interest rates have forced investors to actively consider how to increase the income their property generates.

Fortunately, co-living is one the best ways to increase your cashflow. By having multiple tenancies, your property generates significantly higher gross rents than would otherwise be achieved.

Depending on the location and configuration of your property, the gross rent you achieve is likely to be between 50% - 100% more than as a traditional property.

Our team has deep experience in helping clients maximise the return their property generates.

## We top up rents

We understand your desire to achieve the highest possible rent from your investment property. Our leasing team works closely with you to establish the asking rent you wish to achieve for each room, and then once your property is leased the rent guarantee commences from that date.

Our rent guarantee is based on the actual rent achieved, and lasts for at least five years. Of course, we are happy to extend this for as long as you remain a client.

The 75% rent guarantee (rounded down to the nearest whole room equivalent) is a minimum gross rent amount on an ongoing basis. Where the income is higher, we pass this through to you. Given the high occupancy rates we regularly achieve, we are able to offer such a compelling rent guarantee as we have significant experience in this space.

**Our Property Manager is the only co-living property manager that tops up your rent and guarantees that your gross weekly rent will be higher with co-living.**

## We pass through rent increases

A common feature of rent guarantees is that they pay a fixed amount for the duration of the rent guarantee with the property manager retaining the difference.

As rents tend to trend up over time, the foregone income from rent increases can be significant. With our rent guarantee we pass through rent increases.

The upshot is that clients always receive market rent or better under our guarantee of course we pass through rents achieved above the 75% rent guarantee.



# Co-living management

Owning a co-living property can be an incredibly rewarding and profitable investment. Unlike a traditional residential property, co-living properties require a high-touch management approach to ensure their smooth operation.

Selecting the right co-living manager is vital to ensure you achieve the strongest return on your investment.

As part of our co-living management service, our property manager will take care of all the day to day operations including collecting and disbursing rent, advertising, sourcing and screening tenants, incoming, outgoing and routine inspection as well as arranging maintenance and repairs.

We also ensure that you are compliant with applicable rental legislation, and represent you at Tribunal in the event of a tenancy dispute. We work tirelessly to achieve the best outcomes for our clients so that your investment is a stress-free one.

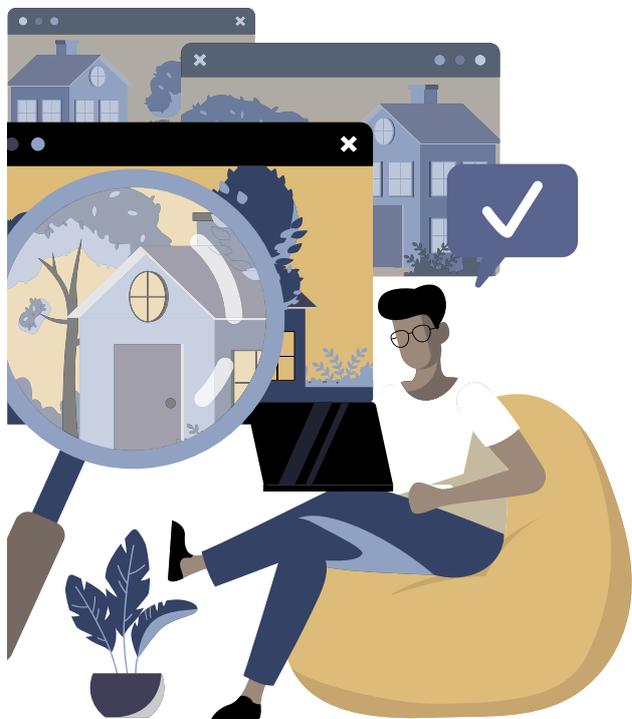
## Furniture packages

The best co-living properties are 'suit-case' ready, whereby a tenant can move into your co-living property with just themselves, their personal items and bed linen.

Our Property Manager is able to arrange a furniture package that is cost-effective, and designed to maximise the rental income you receive based on our experience leasing hundreds of rooms.

We take care of the installation, set-up and rubbish removal so your property attracts the highest quality tenants.

Best of all, the furniture packages attract significant depreciation benefits and you are able to pay 50% of the cost of the package from the rent as it's received!



## Our co-living fee structure

**Our fees are competitive and transparent**

Our co-living management fees are one of the most competitive on the market.

We don't charge many of the ancillary fees that other agencies charge such as monthly administration fees or EOFY statement fees.

Full-service co-living property management: 8.9%

Leasing fee: 2 weeks rent

Advertising fee: \$150 per let

The prices above are quoted ex GST. For more information about our fee structure and our rent guarantee, please refer to our exclusive management agreement.



## We only do property management

**Unlike other agencies, we only do property and co-living management. We don't sell property.**



Many agencies use property management as a training ground for new staff. This means staff are either inexperienced, or shortly leave the industry or move to sales.

We believe that selecting a property manager is one of the most important decisions an investor can make. That's why we only do property management, and we do it well. Our property management team has decades of combined management experience.

# Our happy clients

We pride ourselves on delivering an exceptional property management experience. We have hundreds of five-star reviews online and maintain a 4.9-star average on Google, and similar ratings on Trustpilot and Reviews.io.



**There's this one from Craig:**

I moved my investment property to the team at Certainty Property in Melbourne. When finding a suitable tenant for my property they communicated with me throughout the process. They offered me an excellent management rate which compliments their great service! I would highly recommend Certainty Property – *Craig Nicholls*



**Nicholas had this to say:**

Certainty look after a few of my investment properties and have done an amazing job so far. They are much cheaper than my previous manager and have always provided me with impeccable service – most importantly, only being a phone call away for whatever I need! – *Nicholas Saady*



**Whilst Mey, a tenant of ours advised the below:**

Honest, efficient and excellent service! Sometimes I sent emails very late at night, to my surprise, I received replies pretty quickly. I rented an old unit, had some problems, Certainty solved them very quickly. Kind, honest people, highly recommend! – *Mey Lin*



**Finally, from Fiona:**

I have multiple properties managed by Certainty Property in Sydney, Melbourne and Brisbane. The team have been a pleasure to deal with. This has hands down been the best management experience I've had for my portfolio. – *Fiona Fitzgerald*