



**We'll Pay
Your Rent.**



**100%
Delighted.**



**Easy To
Switch.**



Changing managing agents takes you only 2 simple steps!

1 You make the decision to switch.

2 You sign our standard Transfer of Management Letter and Authority to Act.

We do the rest!

That's it, over, no fuss no mess.

We collect ALL of the relevant documentation from the previous agent, contact your tenants and reassure them there will be very little disruption, we inspect the property, provide you with a detailed report including photos of the property to bring you up to speed.

We also review the rental return, often we find that the rent can be increased in accordance with current market conditions.

Often the reason many investors continue to accept mediocre service is because they think it's too hard to change property managers during a current tenancy, some think there is too much paper work involved, some think they have a binding contract that they can't escape and some figure it is "better the devil you know".

This is one of main reasons that agents with poor service and inadequate systems continue to be in business.



Property owners simply refuse to change.

Many agents want you to believe that a management agreement locks you in for the term of your tenants' lease.

This is UNTRUE.

It is legal to transfer of management of your investment property, even if there is a fixed term lease of 12 months or more in place.

There are no costs incurred and your current agent can't apply any penalties. Don't be told otherwise.

Switching is easy

Once we have your authority, we can notify your current managing agent and arrange to pick up your property file and keys from their office. You don't even need to make a call.

9. IT'S EASY TO SWITCH

Make the change today... It's much easier than you think!



**OUR
MANIFESTO**
Everything you need to know about us!

Or click on the links below for more Owner Info Sheets

1. Success Stats
2. Tenant Selection and Management
3. Communication
4. Landlord's Insurance
5. Maintenance
6. Your "Stuff" Online
7. PPP - Marketing Your Property
8. Like You Own It!
9. It's Easy To Switch
10. FAQ- Frequently Asked Questions

When should I switch?

Like pulling out a splinter – waiting does not help.

The longer you leave a splinter the worse it gets. You can choose to stay where you are and continue to lose money or bite the bullet and make the switch today.

Sill not convinced? - You may find this article on our blog helpful:

“It is hard/difficult/stressful to change agents.”



Do you just want someone who does exactly what they say they will do?

You will have seen our Three Guarantees on the previous pages:

The Three Guarantees of Coral Sea*:



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These are our way of ensuring that we do our darnedest to make sure you get EXACTLY what you expect - or we don't get paid!

Call us and make the change today... It's much easier than you think!

DID YOU KNOW?

- Switching is easy, just sign 2 documents and we do the rest
- Your tenants lease will remain valid even if you change agents mid term. (In fact we find that most tenants are happy when landlords move across to us – because we are organised and get things done.)
- We do everything, you don't even have to make a call to your old agent.





Delighted with our service?

For each referral who becomes a client we give you \$250 buckaroos. Arrrrggghhhh! Think of all the rum!!!



Want to know more?

Let's talk about how we can help you get your rental property performing like it should. We are always ready to help.

Call 4724 1723, email rental@coralseaproperty.com.au or pop in to 621 Flinders Street West, Townsville