

"Putting Property Management First"



HAPPY NEW YEAR!!!



We are hoping that 2008 will bring much needed rent increases and improved Tenant demand.

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LANDLORD INSURANCE

Terri Scheer Insurance Brokers

A true story – details provided by Terri Scheer Insurance Brokers –

Some Landlords enjoyed their Easter break last year, but one (who owns an investment property in Queensland) wasn't so lucky. Imagine being the Landlord of the property subject to a claim Terri Scheer Insurance Brokers, received following the Easter long weekend.

The Tenant arrived home from a very eventful Good Friday evening after consuming a few too many celebratory beverages and it left them feeling a bit under the weather. In an attempt to freshen up, the Tenant took a shower during the early hours of the morning. A few hours later the Tenant awoke to find themselves lying on the floor of the shower, blocking the drain. It appears the shower was a little too relaxing and the Tenant had lost consciousness mid-shower. The Tenant, slightly more alert than before, then ventured through the unit which was now ankle deep in water.....!!!!

Thankfully for this Landlord, they had taken out the Terri Scheer Landlord Preferred Policy. This protected them against the not so smart actions of the Tenant and allowed their water damaged carpets to be replaced (less the applicable policy excess).

This is a perfect example of a completely unforeseeable event that no Landlord, Property Manager, or even Tenant, could have predicted. If your property is not already insured – please contact Tania or Paula to arrange the Landlord Insurance Policy (Premium \$234 – rebates for 3 or more properties).

Eastern Property Rentals

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STAFF PROFILE - Paula McKenzie

Personal Assistant

Paula and her husband (Craig) and their three children came to Adelaide from Minnipa a few years ago. She started work with Eastern Property Rentals in September 2006 and spends her time in the office assisting with the ever increasing load of paperwork associated with Residential Tenancies.

After hours, Paula keeps herself very busy with family life – she attends most of her son's cricket matches and is very focussed on health and well-being. Paula can answer almost any question you may have in relation to your rental property.



^ Paula McKenzie

RECENT LETS

- **Norwood \$340pw**
2BR Townhouse
- **Burnside \$220pw**
2BR Home Unit
- **Glenunga \$120pw**
Bedsitter
- **Mile End \$270pw**
2BR Home Unit
- **Glenunga \$130pw**
Bedsitter
- **Linden Park \$200pw**
2BR Home Unit
- **Glenunga \$170pw**
1BR Upstairs Unit
- **Stonyfell \$550pw**
4BR House
- **Marden \$295pw**
2BR Home Unit
- **Glenunga \$520pw**
3BR Townhouse
- **North Adelaide \$250pw**
2BR Ground Floor Unit
- **Payneham \$220pw**
2BR Ground Floor Unit
- **Athelstone \$460pw**
4BR House
- **Mitcham \$250pw**
2BR Home Unit
- **North Adelaide \$240pw**
2BR Townhouse
- **Erindale \$570pw**
5BR House
- **Kensington Gdns \$240pw**
2BR Home Unit

AVAILABLE NOW

- **Glenunga \$310pw**
2BR House
- **St Peters \$270pw**
2BR Ground Floor Unit
- **Payneham South \$230pw**
2BR Home Unit
- **Magill \$170pw**
1BR Unit
- **Burnside \$285pw**
3BR Townhouse
- **Marleston \$240pw**
2BR Home Unit

EASTERN PROPERTY RENTALS WEBSITE

www.easternpropertyrentals.com.au

Thank you to our Landlord, Alison, who received a full rebate on her management fees this month. Our upgraded web-site now includes an easy to use facility for providing written instructions.

Alison was the first client to make use of this facility in relation to her Tenant's lease renewal. Since then many other clients have also taken advantage of this simple way to keep in touch.

EPR CHIT CHAT

December and January have been busy times with Birthday celebrations for Eastern Property Rentals staff. Karen, Paula and Lesley all got another year older. Many Happy Returns!



^ Lesley



^ Karen



^ Paula

OUR COMMUNITY

SA Water restrictions are resulting in great difficulties in relation to gardens/lawns in all of the rental properties we manage.

Our Tenants have been provided with details of the current Level 3 restrictions and are being encouraged to do their best under these trying conditions.

Like all South Australians we keep hoping for rain.....and lots of it!

ACKNOWLEDGEMENTS

Thank you to all the clients who have been in touch with Christmas/New Year greetings – we genuinely appreciate the positive feedback we have been receiving.



"Eastern Property Rentals - your local Agent since 1994"

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