

Property Investor Report



Warrant of Possession for Rent Default

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A common trend we are witnessing in today's rental market is the application to court for a warrant to gain vacant possession of a property due to rent arrears. This can be very costly for the Landlord.

We have listed below some of the policy benefits applicable to the Landlord Preferred policy that may make life a little easier:

- If a Landlord is applying to the court for a warrant to seek vacant possession due to rent arrears and the tenant refuses to leave the property (and the warrant is received), then we will provide up to 15 weeks loss of rent.

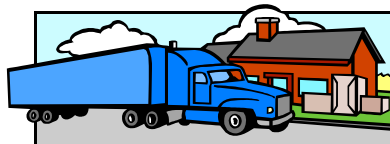
- If the tenant was to vacate the property prior to this court hearing then the new benefit provides cover for up to 10 weeks loss of rent (previously 6 weeks).

- If the landlord does go to court to seek vacant possession then we will also cover the agent's representation costs up to \$500 per year for the Landlord.

- Another great benefit is that if we have accepted a claim for a warrant of possession and the tenant has not returned the keys, we will also pay up to \$250 per claim for the costs incurred (over and above the bond) to replace the locks following a successful eviction of the tenant.

- If the tenant fails to give vacant possession following a court hearing or tribunal order then our policy benefit covers the landlord up to 28 weeks loss of rent.

As Australia's leading Landlord Insurance Specialists, Terri Scheer Insurance are committed to protecting your investment property.



How does your Landlord Insurance Provider stack up?

We all are aware that owning an investment property carries certain risks, and this is the reason for taking out Landlord Protection Insurance.

But what many Landlords do not know is that NOT all Landlord Protection Insurance policies are the same.

We have had to make some claims on behalf of Landlords, and it is amazing how easy some insurers are to deal with compared to others.

Although we prefer not to recommend particular insurers, we are happy to report that we have had positive claim experiences with Terri Scheer Insurance.

Now is a good time to check your Landlord Protection Insurance, and ask these simple questions:

- Over what period of time will your policy cover for loss of rent?
- Does your insurer let you use the bond for cleaning?
- Is your policy valid for a periodic lease agreement?
- Does your policy cover accidental damage by tenants?
- What Excess do they charge?

Feel free to contact me if you have any questions.

Laura Valenti
Solutions Property Management

Leased in March



ADDRESS	DETAILS	RENT	
David St, Burpengary	3-bed townhouse, ens, a/c, SLUG	\$285	(\$10 decr)
Convent Ct, Caboolture	4-bed house, ens, DLUG	\$290	(new listing)
Broadway Ct, Caboolture	4-bed house, ens, a/c, DLUG	\$300	(same)
Crestwood Ave, Morayfield	3-bed house, SLUG, carport	\$310	(new listing)
Westminster Rd, Bellmere	4-bed house, ens, a/c, DLUG	\$325	(same)
Soward St, Morayfield	BRAND NEW 4-bed, ens, a/c, DLUG	\$340	(new listing)
Lesley Ave, Caboolture	3-bed renovated split-level house, next to golf course	\$340	(new listing)
Ferny Cres, Burpengary	4-bed house, ens, a/c, DLUG	\$370	(\$20 decr)
Amethyst Ct, Caboolture	3-bed, renov house on 3/4 acre, 2 bath, a/c, DLUG	\$395	(new listing)
Holly Cres, Griffin	4-bed ex-display home, ens, ducted a/c DLUG,	\$430	(new listing)



Calendar Dates for April



Disbursements

Mid Month-
Thurs 14 April

End of Month-
Fri 29 April

Office Holidays

Easter

Fri 22 Apr-
Mon 25 Apr

Anzac Day

Tues 26 Apr



**Happy and
Safe Easter
to All !!**

**From Norma,
Jennifer, Sue,
Cliff, David &
Laura.**

To Buy or Not to Buy....

Sometimes it's hard to see the forest for the trees...

We often miss opportunities that are right in front of us when the prevailing news is taking us in another direction.

This is a time for property buyers to be jubilant in the wake of all the negative feedback from media in general. There has never been a better time in recent years to buy a home to occupy or provide for the future with a great investment in bricks and mortar.

It is argued that interest rates may rise but from what I gather they are going to be on hold for some time, and speculation of that nature is often counter-productive because it's not something that we can control.

There may be the possibility that prices may fall further, but one can ask if it is worth gambling on that premise and miss the opportunity.

In fact, it may be possible that if interest rates stay on hold then the resulting increased movement in property may firm prices or even move the market upwards.

The only thing that is certain is what is happening now and if you just hold that thought, then this is a great time to buy yourself that property and know that you have got yourself a home at a price that you could not build it for.

Check our website for great investments at exceptional prices. The time is now, for as the saying goes, 'He who hesitates loses.'

*By Cliff Fleming
Sales Manager
Solutions Property
Management*

