

# Questions To Ask Your Property Manager



- **Is The Property Management Company A Registered Company Or A Sole Trader?**  
It is important to know exactly who you are dealing with. Sole traders are likely to provide very little in the way of systems or protection for their clients. Central Auckland Property Management is a Licensed Agent REAA 2008 and a member of the Harcourts Group.
- **Does The Company Operate A Trust Account For All Rents Received?**  
The protection a trust account offers is crucial. Without one your rental may be going into a personal bank account with no control over what happens to it. Large sums of rental money are received weekly and a trust account largely eliminates unauthorised access to those funds. Unlicensed operators do not have to operate a trust account.
- **Is The Trust Account Independently Audited?**  
The ultimate in protection comes from having a trust account audited. The Real Estate Agents Act 2006 removes the compulsion for agents to have their trust accounts audited and we believe this is a retrograde step. For this reason Central Auckland Property Management has their trust account independently audited.\*
- **Does The Company Offer A Rent Arrears Guarantee?**  
We are confident our tenant selection is first class and our systems are robust. So much so that if your tenant doesn't pay your rent we will.+
- **Does The Company Offer Landlords Protection Insurance?**  
Along with our rent guarantee, this provides the ultimate in peace of mind for property investors. Unique to clients who choose to have their investments managed by Harcourts.+
- **Does The Company Carry Professional Indemnity & Public Liability Insurance?**  
This insurance is expensive and it is not compulsory. Central Auckland Property Management carries comprehensive cover.
- **What Training Has The Property Manager Undertaken?**  
All property managers should have undertaken some form of formal training as well as carry out regular informal training. Your property manager is a Licensed Salesperson REAA 2008.

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+ Conditions apply. Please talk to your property manager

## Now take the next step ... Give us a call 09-520 8101

