



Q ASSET MANAGEMENT
PROTECTING YOUR FUTURE

p. (07) 3249 6999 www.qasset.com.au
PO Box 219 Rochedale South Qld 4123

Ecco Terraces, Honeysuckle Drive Ripley



Rental Appraisal: \$475 to \$495 a week

This estimate is made on the property and is based on information regarding characteristics of the size and feature of the property supplied to us and in comparison to rentals currently being received for similar properties in the area.

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting.

Yours faithfully,

Gillian Epitropakis
Director
Q Asset Management

This appraisal has been prepared solely for the information of the client and nor for any third party. Although every care has been taken in arriving at this figure, we stress that this is an opinion only and should not be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in anyway. Q Asset Management is our trading name and a division of RMA Property Group Pty Ltd.



PROPERTY
isn't just our job,
it's our
Passion!



Q Asset Management was founded with the aim of providing a dedicated management service to owners of residential investment property.

With no sales arm we are able to give your asset the attention it needs to maximize your investment and your returns, whilst focusing on providing excellence in property management with no hidden sales agenda.

Q Asset manages properties from the Sunshine Coast to the Gold Coast and as far West as Ipswich, so we can handle all your property needs, allowing you to consolidate all of your properties under one management team.

We understand property is one of your largest investments and we treat you and your property with the respect and detail it deserves. Given that we are a boutique independent agency, it gives us the flexibility and control to provide you with a more personalized service.

With over 30 years' experience between the Directors, you know your property is in good hands...

Welcome to Q Asset Management.



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11/8 Dennis Road Springwood QLD 4127

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RENTAL RETURN GUARANTEE

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Property to be Managed **Ecco Terraces, Honeysuckle Drive Ripley**

Appraisal Date: 17/04/2023

Guaranteed Rental Return: \$475 a week

Thank you very much for the opportunity to provide Q Asset Management with the privilege of managing your investment property. This Rental Return Guarantee (RRG) is intended as a "safety net" only and may not represent the maximum potential rental return that we will achieve for your property, which will generally always be higher than the above figure.

This Rental Return Guarantee sets out an additional guarantee to the Property Occupations Form 6 that Q Asset Management has committed to provide to you and must be read in conjunction with and collateral to the Form 6 Agreement.

Nothing in this RRG is intended to remove or vary any obligation imposed on either you (as the landlord), or Q Asset Management (as the agent), by the Property Occupations Act 2014.

Terms and Conditions:

1. This RRG is for a period of 156 weeks (approximately 3 years) ONLY and begins on the first day a lease is in place on the property, as stated above, whilst the property is managed by Q Asset Management.
2. This RRG allows for 4 x weeks of vacancy in a 52 week period. Therefore this guarantee is only for 144 weeks of the 156 week guaranteed term. The total rent achieved in 156 weeks is divided by 144 to calculate the average. If this figure is below what is guaranteed above, you will be compensated the difference by Q Asset Management.
3. The RRG figure stated above is calculated on an appraised rental return for the particular property stated above. Q Asset Management reserves the right to change this RRG prior to it beginning on the first day a lease is entered into by a tenant, due to any possible unforeseen changes in a constantly changing market.
4. The final rental return is calculated on ALL rental money collected from the property stated above, whether it is from rent collected, insurance claimed on loss of rent or the tenant's bond money claimed from loss of rent.
5. If the Landlord does NOT have suitable Landlords Insurance Policy that includes coverage for loss of rent, than this RRG will be VOID. A suitable Landlords Insurance Policy is essential. Please ask our office prior to engaging your own insurance in case it is deemed as not suitable.
6. If the Landlord does NOT take our advice on the letting of the property when it is vacant and this leads to loss of rent, the Guarantee will be VOID. Q Asset Management will always give professional advice on maximizing your rental return and protecting your asset.
7. If your final rental return is LESS than what Q Asset Management has guaranteed, as stated above, then Q Asset Management will be liable to make up the difference from funds belonging to Q Asset Management.
8. The property, as stated above, must be managed by Q Asset Management for the FULL 156 week period (approximately 3 years), otherwise this guarantee will be VOID.

CLIENT NAME: _____ **SIGNATURE** _____ **DATE** _____

CLIENT ADDRESS: _____ **CLIENT PHONE** _____

EMAIL _____ **QASSET SIGNATURE** _____