



P R O P E R T Y M A N A G E M E N T

Bayleys takes the stress out of Property Management

At Bayleys Property Management Marlborough we believe a house is likely to be the biggest investment you'll ever make. It is important you take care of it and entrust it to only those who feel the same way. So whether you're a seasoned property investor who needs quality Property Management or whether you're a home owner looking to rent your house while overseas, our property management services are second to none.

Our Property Managers source professional tenants.

Bad tenants are bad news and very difficult to remove once in. Therefore, our Property Management team takes every possible precaution when choosing tenants for your rental properties. We'll make sure you get quality tenants who not only pay promptly and regularly, but also take care of your property. Rest assured that Bayleys Property Management conduct extensive background checks, credit checks and find out whether a tenant has been to the tenancy tribunal in the past. We also obtain references from prior landlords and employers where possible.

Get top dollar for your rental in Marlborough.

Marlborough's rental market fluctuates over time and even through the seasons. As part of one of New Zealand's largest real estate companies, Bayleys Property Management has an in-depth knowledge of the local property and rental market as well as access to the latest property research and trends. This means we can make sure you get the best return on your investment.

Complete Property Management means we don't do things by halves.

Bayleys' Marlborough Property Management comes with all the bells and whistles. After finding quality tenants through expert marketing and viewings, we'll do a full property inspection within 6 weeks of your new tenants moving in, followed by inspections every 3 months. We collect rent automatically and our Property Managers take care of any infringements on the part of the tenant (e.g. noise control, not paying rent, complaints from neighbours). Bayleys' Property Management team also take care of bond lodgements and refunds, property inspections, maintenance and re-tenanting when a current tenant gives notice (we start the process early, aiming for no or little vacancy periods).

Our Service Guarantee

Our aim is to make owning an investment property a highly rewarding and profitable experience for you. Expert advice, tenant sourcing, and arranging maintenance make for the all-inclusive Bayleys' package. We are, in fact, so confident in our ability to help you that we guarantee if, after 3 months, you are not entirely satisfied with our property services we will cancel the contract and refund in full all Property Management fees paid by you!

And with Bayleys the property service doesn't stop here. Should you ever decide to sell your Marlborough rental, we offer you FREE market appraisals and assistance in selling.

What work does my Property Manager take off my hands?

- Rent collection - Bayleys Property Management has strong systems and procedures in place to ensure that rent is collected on time and that any missed rental payments are promptly pursued. We have zero-tolerance to rent arrears and educate our tenants thoroughly at the start of the tenancy. Rent payments are checked regularly to ensure we can remedy any problems without delay.
- Owner payment and statements - Payments are electronically transferred to your bank account fortnightly or monthly. Use our free personalised online service to view your statements online, get invoices emailed and receive an annual Income and Expenditure Summary for your accountant.
- Maintenance and repairs - It is important that maintenance issues are attended to promptly in order to prevent minor problems escalating, keep your tenants happy, and legally comply with the Residential Tenancies Act 1986. We arrange reliable, competitively priced contractors or work with the contractor of your choice.
- Property inspections - We carry out regular maintenance inspections including detailed reports four times a year to ensure your property is well-maintained, and that the tenants are caring for your asset appropriately. We also undertake incoming and outgoing inspections with a detailed pre-tenancy inspection report with photos and final inspection for each tenancy
- Tax advantages - all of our Property Management fees are tax deductible.

Marketing your rental property

At Bayleys we know that effective marketing is key to successful Property Management.

- You get a For Rent sign
- Internet advertising to enable wide coverage (Bayleys.co.nz, Trademe.co.nz, Realestate.co.nz)
- Have your rental matched with our database of potential tenants
- We conduct unlimited viewings until your property is rented

Selecting the right tenant

To ensure maximum returns on your rental in Marlborough, high occupancy is fundamental. That's where finding the best tenants comes in. We source tenants who are able to pay their rent on time, maintain your property as if it was their own and advise us immediately if repairs are required. We carry out...

- Comprehensive tenancy application forms to authorise us to carry out background checks
- Reference checks to reduce risk of future problems
- Financial and credit checks to screen tenants through NZ's most extensive databases
- Occupancy management to ensure that in most cases we have quality tenants ready to move in when the property is vacated

Frequently Asked Questions

- How long will it take to rent out my property?
Bayleys will not compromise on our commitment to select the right tenant for you and your property. As soon as your property becomes available to rent or your current tenant gives notice, we will work quickly to find the right tenant as quickly as possible.
- What about bonds?
We look to lodge the maximum amount allowable under the Residential Tenancies Act 1986 for all bonds, which is 4 weeks rent. This provides security should anything go wrong during the tenancy. All bonds are lodged with the Department of Housing New Zealand within the legal timeframe.
- What is the likely rental amount for my property?
We will recommend a 'market rental' appraisal, which will be a calculated figure, based on what similar properties are currently renting for.
- Who handles problems late at night, or during weekends?
We have a duty Property Manager available 24 hours a day, 7 days a week to act upon emergency situations.
- What if the tenant's rent payments fall behind?
From time to time - for different reasons a tenants rent payment may be missed. If a rent payment is missed the tenant will be phoned and if necessary issued with a 14 Day Notice to remedy the rent arrears. This means the tenant has 14 working days to catch up on the missed payment and also compels any other rent due in that period. Effective communication with all parties allows us to manage any missed payments efficiently and quickly. Should the payment not be caught up in the 14 days we would contact you to discuss the options available to you.
- What if I want to sell my property, can Bayleys Property Management help?
Absolutely. In fact, using the same company to both sell and manage the property makes sense. We offer complimentary property appraisals, assistance and advice should you ever decide to sell your property. We ensure the tenants are as helpful as possible, that all rights and responsibilities under the Residential Tenancies Act 1986 are adhered to, and the transition goes as smoothly as possible.



We can take care of everything! With our experience and professional service you can rest easy knowing that your investment property is in safe hands. We believe communication is key to successful property management and can customise a management service to suit you and your property.



Switching to Bayleys property management is simple and won't cost you a cent. If you're not satisfied with the service you are receiving with your current property manager, make the switch to Bayleys today. We take care of the whole transfer with minimal disruption to your tenant.



Bayleys 'Find a Tenant' service takes care of finding, screening and signing up a suitable tenant for your property, leaving you to manage the ongoing day-to-day aspects of your tenancy. We believe all investors deserve to have the best tenants for their property, and we are experts at selecting them.

Biddy Mason

Property Manager

Biddy joined Bayleys Marlborough to continue her career in Property Management.

She is certified in Residential Property Management so brings with her a high level of knowledge and experience. Biddy prides herself in being reliable, punctual and professional and believes regular communication is the key to a successful management service.

Marlborough is her home and she enjoys being able to use her knowledge of this beautiful region to assist clients.

Whether you are a landlord seeking a reliable and professional property manager, or looking at purchasing an investment property – contact Biddy today to discuss your requirements in confidence.



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Be Marlborough Ltd, Bayleys, Licensed under the REA Act 2008

Sarah Wright

Property Manager

Sarah has a passion for working with people and joined the Bayleys Marlborough team after six years working for NZ Police.

She enjoys working as part of a team and is committed to going the extra mile to ensure all of her clients experience the high standard of service she believes in.

Having lived in Marlborough her whole life, Sarah enjoys being able to use her knowledge to assist clients and is dedicated to finding the right people for the right properties.

Sarah is enthusiastic and motivated and believes good communication is the key to success.



Sarah Wright

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Josh Morgan

Property Manager

Josh was raised in Marlborough and after completing a degree at Otago University he returned to his hometown to join the team at Bayleys Marlborough. Having worked within the business support team and closely alongside the sales team for two years, Josh has transitioned into a property manager role within our dynamic rental division. He joins Biddy and Sarah to support the expanding portfolio of properties managed by the team. Josh has been involved in many property transactions and holds a real estate licence. As a proud home owner himself, he understands and appreciates the care and diligence required to ensure your investment property is well looked after and matched with favourable tenants.



Josh Morgan

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**Complimentary marketing
of your property**

No upfront costs

**Experienced and qualified
property managers**

Service guarantee

Competitive fees



PROPERTY MANAGEMENT

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