



# LOTH ESTATE AGENTS

## YOUR PROPERTY MANAGEMENT EXPERTS



(07) 3366 1764



0403 273 101



admin@loth.com.au



www.loth.com.au

# WELCOME

At Loth Estate Agents we pride ourselves on the ability to offer personal service. It is just one of our many strengths. At a time when countless other agencies respond to their landlords and customers with scripted procedures, we remain committed to the traditional value of individual service.

We understand that your success is our success. Our business relies on client satisfaction and strong results. If you choose to work with us, we treat your home as if it was our own. We will listen to what you have to say and we guarantee to take the time to understand your requirements, expectations and goals for the leasing of your property.

We also understand that it can be difficult to be ready for inspections – especially when you or tenants are still living in your home or apartment. We will always treat you and your tenants with respect and consideration and will aim to schedule appointments and inspections at times that are convenient to everyone involved.

We will make sure that we keep you fully informed through every stage of the process with a high level of communication. Our goal is not just to provide you with professional property management services, but to take as much stress from you as we can and make the management as easy as possible for our owners and everyone else involved.

By combining the latest management methods with the very best marketing tools, we can provide the most effective advertising strategy that will bring in the largest amount of prospective tenants and result in the best possible outcome for the lease of your property.

Once your property has been successfully leased, we don't just carry on collecting rent and taking fee's. Our aim is to develop a long term and lasting relationship with all of our clients and customers. Our objective is to be the only real estate agency you will want to use for future leasing and sales and we want you to feel confident enough to recommend Loth Estate Agents to your family and friends.

Yours Sincerely,



Callum Loth  
Principal & Property Manager

Find Us On



# HOW DO WE PROVIDE AN UNPARALLELED PROPERTY MANAGEMENT SERVICE?

We've combined decades of experience, growth and development, highly skilled and dedicated property managers, best practice processes and industry leading technology to create an unparalleled property management service. Loth Estate Agents have developed our own state of the art property management software and procedures that are designed to provide you with superior and unique property management service outcomes.

Our experienced property managers hold additional qualifications in a multitude of different industries. In addition, we are always actively participating in staff training, ongoing education and improvements as laws, policies and regulations change. This contributes to our teams overall expertise and helps our property owners rest easy knowing only highly skilled and experienced professionals are managing their investment.

What we will do for you:

- Strive to offer the most competitive property management prices with our price beat guarantee.
- A tailored approach to suit our client's individual requirements.
- 24/7 emergency maintenance services for tenants.
- 4 monthly, property inspection reports forwarded to the landlord (3 per year).
- Open, honest and timely communication with you, the landlord.
- Monthly payment paid directly & on time into your bank account
- Detailed monthly statements and end of year financial report for taxation.
- Strict rent arrears monitoring and action daily.
- Landlords Extra Protection Policy – if required.
- Referencing tenants for defaults with TICA (Tenancy Information Centre of Australia).
- Expert and efficient bond management.
- All funds processed through an Audited Trust Account.
- Co-ordination of repairs & maintenance.
- Expertise in the application of the Residential Tenancies Act.
- Thorough knowledge of the Anti-Discrimination Act dealing fairly with all parties.
- Internal Systems Audited monthly.
- Attendance at Small Claims Tribunal Hearings on owner's behalf.
- Payment of BCC rates & Body Corporate levies if required.
- "FREE" market appraisals upon request.

# WHAT ARE THE FEE'S?

As an independent agency our fee structure is not determined by our franchise leaders. Instead our fee's have been designed to be affordable and cost effective to benefit our property owners.

## **Management Fee: \$1100 p/a + Gst**

The management fee is the main fee that is charged to manage the lease of your property. This fee covers the collection of rent, property repair overseeing costs and any unforeseen circumstance.

## **Letting Fee: 1 Weeks Rent**

The letting fee is a charge to cover the advertising, tenant inspections and signing of the lease.

## **Court Attendance (if required): \$55 per Hour**

When a tenant has a dispute that can't be resolved through private mediation, the next stage is taking the matter to QCAT (Queensland Civil Administrative Tribunal). At QCAT, each party will be given an opportunity to present their case to the court and the judge will review the law and hand down the most appropriate sentence. As each case can stretch for an unknown amount of time, we do charge an hourly fee for court attendances.

## **Fee's We Don't Charge:**

Lease renewal fee, financial year statement fee's, banking & petties fee's and any other fee's.

# COMPANY PROFILE

## About Us

Our passion has always been to match the right property with the right people. Loth Estate Agents was started with the end goal in mind – To offer great service at an affordable price and forge a strong reputation as a leader in Real Estate. As we build that reputation we also aim to build lifetime relationships with our sellers and buyers by offering professional and honest service.

As a professional real estate agency we are always looking at innovative ways to improve our methods and use of technology so that we can deliver advanced services in the most economical ways. Whether our clients are investing, selling, buying or just looking for advice, Loth Estate Agents are always available to offer our professional services.

We understand all the lifestyle choices people make when choosing to live within the Brisbane area. Cafe's, transport, shopping, safety, quiet neighborhoods and a great work life balance are just some of the many features residents and property investors look for.

Our core company values of honesty, efficiency, consistency, passion and commitment are the foundations that Loth Estate Agents has been built on. By focusing and building on these values Loth Estate Agents has become known as an agency that can be trusted upon and employed with confidence.

## Our Business

Loth Estate Agents is a boutique real estate agency that operates within the Brisbane region. Loth estate agents was formed by our director Callum Loth. Our parent company, Loth Group owns and operates a variety of independent companies in different industries.

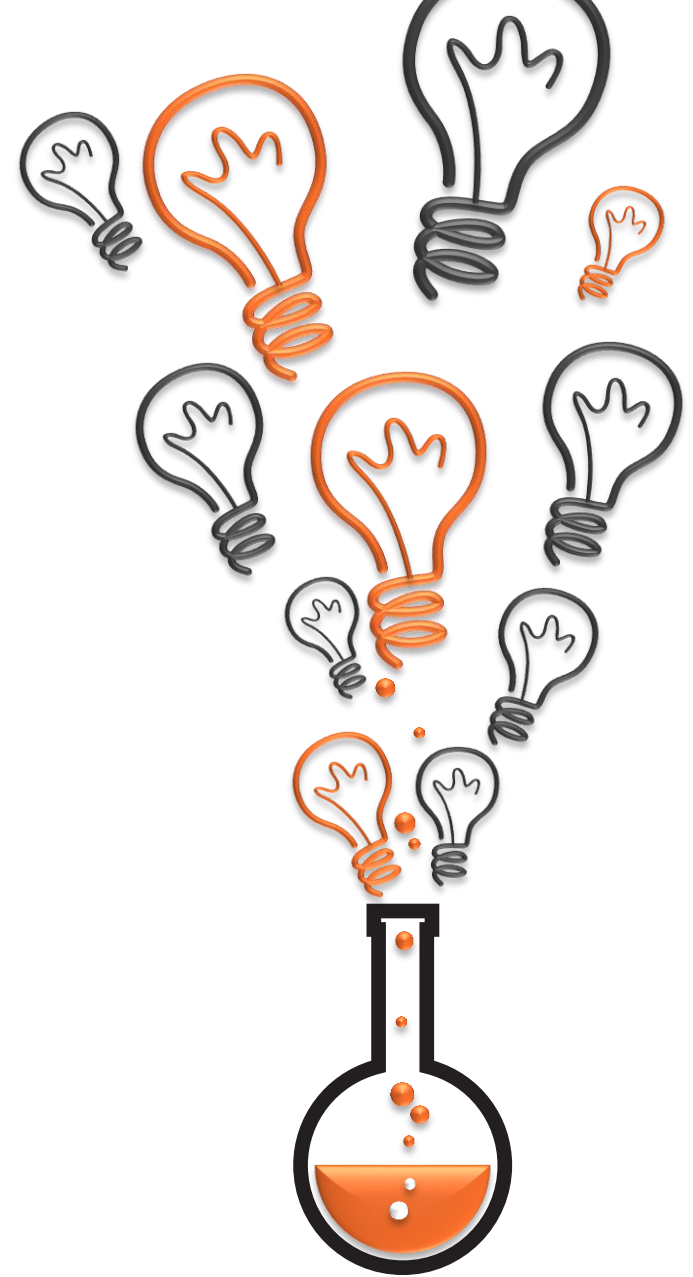
Founded on the vision of a single agent, Loth Estate Agents is a company with an exclusive focus. We do what we do best because of the hard work, planning and strategies our agents use to maximize the return on our clients properties.

Contact us today and we would be more than happy to show you why Loth Estate Agents are the only agents you need.



# THANK YOU

Thank you for considering Loth Estate Agents for your property requirements.



(07) 3366 1764



0403 273 101



admin@loth.com.au



www.loth.com