



RENTMASTER

Your rent guaranteed on time every month with no hassles

RentMaster has been helping residential property owners take the risk and the headaches out of their property investment since 2003. We offer landlords all over South Africa a professional rental collection service backed by a no-nonsense 3 month guarantee.

RentMaster ensures that landlords receive their full monthly rental income **on the first working day of every month – even if the tenant doesn't pay.** What's more, there are no delays or claim forms for you to fill in.

RentMaster will also take care of the management and costs of the eviction process if required. We know our way around this minefield of legislation and regulation.

Benefits

| **Landlords** enjoy the certainty of a guaranteed

regular rental payment.

| **Property developers and estate agents** can now offer significantly improved security to investors who seek to purchase residential properties to let.

How does it work?

Firstly, we invest a lot of resources into ensuring that **the best tenant is selected.** A prospective tenant must complete a **Rental Application form** and provide the latest three months' bank statements and payslips. We apply an affordability test, which requires the tenant's monthly income to be at least three times the rent. We work with reputable credit bureaux to check that he has a good credit record.

Once approved, the tenant and landlord inspect the property together and sign an **Inspection Report**

Breaking it down: RentMaster's services, features & costs

	RentMaster Extended Guaranteed Service	RentMaster Rental Collection Service
Includes 3 month of extended rental cover	✓	✗
All legal costs associated with the eviction process	✓	✗
Rent paid on the first working day of the month	✓	✓
Thorough up-front screening of new tenants to ensure creditworthiness and affordability*	✓	✓
All necessary forms and contracts	✓	✓
Debit Order collection of rent	✓	✓
Collection & payment of municipal fees & sundries, eg levies	✓ **	✓ **
On-time rental receipts and statements	✓	✓
Safekeeping & administration of the tenant's security deposit as per the Rental Housing Act.	✓	✓
Cost	4.56% of the rent	2.85% of the rent

*We charge R105 to draw a TPN Rent Check report.

** This service costs an extra R60 /month.

and **Lease Agreement**. The tenant also signs a **Debit Order Authorisation** and pays the **Security Deposit** into RentMaster's Trust Account. All RentMaster documentation is compliant with the Consumer Protection Act of 2011.

From this point on the landlord only needs to take care of any maintenance and repairs as required.

On the first working day of the month RentMaster pays the rent into the landlord's bank account and collects the rent from the tenant via debit order. If he fails to pay it is our problem to collect the arrears. If non-payment continues, we carry all the costs and the responsibility of the eviction, although this is hardly ever necessary.

What makes us different?

RentMaster is the only rental guarantee service that pays **up front** with **no claim forms** if the tenant does not pay. So if you rely on the rental income to pay the bond or other costs, you can rest assured that you will be able to meet your commitments.

Other products require you to submit a claim form for assessment. You will only get paid if and when the claim is approved, and this can take some time.

What if I already have a problem tenant?

We can assist you in addressing the problem. In order to do this, we will require:

- | A copy of the lease agreement
- | Up-to-date rental statement
- | Copies of all notices already sent to the tenant.

Once the recovery of the arrears has been concluded, or you have regained possession of your property, the RentMaster rental guarantee can be put in place to prevent this happening again.

What we don't do

- | We don't find a tenant. You can do this yourself by advertising your property on the online market-places like www.rentbay.co.za, or any estate agent will find you a tenant and perform the necessary inspections and contracting for a fixed once-off fee.
- | We don't guarantee a vacant property – an enforceable lease agreement with a tenant occupying the premises must be in place.
- | We do not deal with maintenance, repairs or inspections.

To find out how RentMaster can help you:
call us on 0861 250 250
email info@rentmaster.co.za
or visit www.rentmaster.co.za

