



# 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 the 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.

### Benefits

#### Landlords

- | enjoy the certainty of guaranteed regular rental payments
- | can focus on maintaining and upgrading their property investment, knowing that the rent has been paid
- | can rest assured that if problems arise, all contracts, administration and procedures are 100% compliant with the law
- | can maintain cordial, stress-free relationships with their tenant
- | enjoy a reduced admin burden.

#### Property developers and estate agents

- | can offer investors looking to buy property to let a significantly less risky investment opportunity.

#### Rental agents

- | can grow their business and focus on maintaining important relationships, knowing that the rent will be paid and their fees are guaranteed.

### How does it work?

We invest a lot of resources into ensuring that **the best tenant is selected**. Working with reputable credit bureaux, we focus on many aspects of a tenant's financial situation to build a picture of their suitability:

- | source & security of income
- | credit history
- | current retail credit commitments
- | affordability of the rent
- | flight risk

For a step-by-step breakdown of the sign-up procedure, see the diagram overleaf.

Once the tenant is approved, the paperwork has been done and the security deposit has been paid, the tenant and landlord need to perform the entrance inspection and the tenant can move in.

From this point on, the landlord only needs to manage any maintenance and repairs as required and timeously inform us of sundry payments and collections.

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 the tenant 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.

### 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.

### What if I already have a problem tenant?

In order to assist you in this matter, we would need:

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

Once you have recovered the arrears or regained possession of your property, the RentMaster guarantee can be put in place to prevent this from happening again.

# RENTMASTER services, features & costs

	RentMaster <b>Guaranteed</b> Rental Collection Service	RentMaster <b>Standard</b> Rental Collection Service
<b>Includes 3 months of extended rental cover</b>	✓	✗
<b>All legal costs associated with eviction covered</b>	✓	✗
Rent paid on the first working day of the month	✓	✓
Thorough screening of tenants to ensure creditworthiness & 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 & admin of the security deposit as per the Rental Housing Act.	✓	✓
<b>RentMaster fee on a rental of R5000/month</b>	R290 (4% + VAT) + R60/m admin fee)	R203.75 (2.5% + VAT) + R60/m admin fee)
*We charge R105 per tenant to draw a TPN Rent Check report		

## What we **don't** do

- I 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.
- I We don't guarantee a vacant property – an enforceable lease agreement with a tenant occupying the premises must be in place.
- I We do not do maintenance, repairs or inspections.

## How much does RentMaster cost?

RentMaster's collection service, guaranteed for 3 months costs 4% + VAT (4.6%) of the monthly rental amount plus R60/month administration fee. (R290 on a monthly rental of R5000.) Our non-guaranteed standard product costs 2.5% + VAT (2.875%) of the rental amount. (R203.75 on a rental of R5000.)

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