

cornerstonerealty 

# Working for your investment

*Welcome to Cornerstone Realty*



# Welcome to Cornerstone Realty

Cornerstone Realty is the only realtor who works directly with the developer, Consolidated Properties. This relationship enables a deep understanding of Cornerstone Living – the product, the future plans and all of its market leading advantages.

Consolidated Properties is one of Australia's leading property developers having delivered more than 200 development projects along Australia's eastern seaboard, valued in excess of \$2 billion.

Privately owned, the company has been operating for over 35 years and has extensive experience in creating outstanding masterplanned communities.

Cornerstone Realty ensures that the vision for Cornerstone Living is carried through. Cornerstone Living combines outstanding architecture with the best in masterplanning, to create a truly liveable community.

By using the onsite real estate specialists you can be assured that your property will be proactively managed, with any problems dealt with promptly, ensuring continuity of rent and precise property management.

A full management service is provided, which appeals to many individual landlords, ensuring day to day supervision of your investment is undertaken with the utmost due care and attention.

The aim is to make the letting experience pleasant and stress free experience for both landlords and tenants.

We never forget that your property is the most important asset. Instructing us to act as your letting agent, your property will be in professional hands.

You will receive personalised service focused on finding the perfect tenant for your property.

# Meet your Cornerstone Realty Property Manager



---

**Janet Boswell** Cornerstone Realty Senior Property Manager

---

Janet is a licensed real estate agent with over 15 years experience in the property industry in both sales and rentals. Janet ran a real estate agency on the northside of Brisbane for more than a decade, having helped thousands of owner-occupiers and investors in that time.

Janet has specialist knowledge of every aspect of the Cornerstone Living development and has had great success in achieving higher rents than other local agencies. This is because Janet is focused on finding the perfect tenant and has a waiting list of people wanting to sign a lease.

Janet will do all that she can to ensure your investment is looked after as if it were her own. You will receive personalised service and expert local knowledge to ensure you are well informed of current market trends, conditions and pricing. Her professional negotiation skills will ensure your property is rented for the highest possible price.

**With all of this you can be confident you have chosen the right agency to look after both you and your investment property.**

---

**For further information on our services please contact Janet Boswell**

---

88 Troughton Road (cnr Boundary Road), Sunnybank QLD 4190

---

Office: 07 3345 7127

---

Mobile: 0473 181 052

---

Email: [rentals@cornerstoneliving.com.au](mailto:rentals@cornerstoneliving.com.au)

---

# Our market leading professional property management services include:

---

A **free market valuation** at the end of each tenancy period

---

**Full marketing** together with online realestate.com.au advertising, regular open for inspections and inspections by appointment

---

**Preparation of tenancy agreements**, full detailed entry condition reports with colour photos and inventories if required

---

Regular visits to the property including **routine inspections** accompanied by a detailed report emailed to you with colour photos

---

Ensure that your property complies with the **latest safety regulations**

---

**Up to date skills and knowledge** of the real estate industry

---



# Cornerstone Realty cares for your property and your investment

---

Cornerstone Realty understands your property is an investment and requires **personalised attention** to ensure it continues to delivering returns well into the future.

---

We commit to undertaking mid-term **inspections every four months** and report back to you

---

We have a reliable, cost effective **team of tradespeople** to assist in the maintenance of your property

---

**We discuss tenant requests for maintenance with you** before any work is conducted

---

**We monitor tenants' payment schedules** to ensure tenants are meeting their commitments

---

We can pay **rent payments mid-month or end of month** along with providing a monthly statement

---

And most importantly, **we monitor market conditions** and discuss rental reviews with you before the end of the fixed lease

---



Our team has an outstanding track record, is highly dedicated, with unrivalled product knowledge. Your investment will be in very safe hands with Cornerstone Realty.

---

**For further information on how Cornerstone Realty can help look after your investment property, please contact our Senior Property Manager, Janet Boswell**

---

88 Troughton Road (cnr Boundary Road), Sunnybank QLD 4190

---

Office: 07 3345 7127

---

Mobile: 0473 181 052

---

Email: [rentals@cornerstoneliving.com.au](mailto:rentals@cornerstoneliving.com.au)

---

## Smoke alarms

With new legislation recently in place regarding smoke alarms it is definitely advisable that you take out an ongoing plan regarding the maintenance of your smoke alarms and also safety checks in regards to the blinds installation. We have attached a brochure and we highly recommend the service of Safety Watch. All liability in reference to this service is placed in their hands and eliminates any problems with reference to smoke alarms. With recent homes being under scrutiny from fire and their working smoke alarms as an owner it's essential to have yourself covered.

Please take the time to read through the brochure and advise the Property Manager which option you prefer.

This legislation also applies to blind cords which is why we recommend Safety Watch as they complete all the necessary inspections and are qualified to do so.

## Lease Renewals

Approximately 3 months before the lease expires your Property Manager will contact you to seek your permission to renew the lease and also provide an up to date market analysis on property prices in the area.

We will send you an email with our recommendations on renewing the lease. For the security of your rental return we recommend that all tenants be on a fixed term lease

## Vacating Tenants

If the tenants want to vacate at the end of the lease they only need to provide 14 days notice in writing. It is imperative to discuss with your property manager if you wish for your tenants to be given a Notice to Leave as you are required to provide 60 days notice.

If your tenant decides to leave before the lease expires they are breaking their lease and are required to pay the rent up until the day before a new tenant moves into the property as well as any letting fees. This means you are not required to pay for a new tenancy.

## Rental Bonds

Please note by law we cannot ask for additional bond for the property unless the property is priced over \$700 per week, not even Pet Bonds.

## Landlord Insurance

Landlord Insurance is one of the most important purchases a property investor can make. For a few hundred dollars a year, you can be covered for not only damage to the Building & Contents, but also for rental defaults and also damage done by tenants.

**Please make sure that when shopping for insurance the following key items are covered:**

- Storm
- Fire
- Flood - look closely at the type of floods covered

**It should also cover:**

- Pipes and cables
- Fixed appliances
- Gas and plumbing systems
- Fixture and fittings (including carpet and internal blinds)

We recommend Terri Scheer Insurance, however you can take out any Landlord Insurance Policy provided you look closely at the Product Disclosure Statement and familiarise yourself with the policy details, terms and conditions.

