



AIMEE'S REPORT

July has been one of the quietest months this year, the cold dark days combined with Ramadan have seen the sales and rental enquiries drop dramatically through last month. As buyers and tenants thaw out the market will increase in activity throughout August.

REAL ESTATE FRAUD PREVENTION

At the moment we are seeing a lot of bulletins coming through from industry sources advising that there are agents/landlords in WA, VIC that have been scammed of their properties and funds. Scammers usually target overseas landlords and vendors. However, warnings have been sent out for all Agents to be cautious and extra vigilant.

In January 2013 NSW Fair Trading introduced Fraud Prevention Guidelines, these guidelines are intended to help real estate agents verify the identification of vendors when dealing with clients in order to prevent real estate fraud. Should you be looking at selling you will be required to provide proof of identity/ownership.

For Investors intending to go overseas for a long length of time and will rely mainly on email communication, we suggest you have pre-established a couple of security questions with your property manager as a precaution to confirm correct contact is made.

BREE'S REPORT



RENTAL HUMOUR

Unfortunately in being a property manager you often feel like a debt collector, Part and parcel of this job is calling those tenant/s who have fallen behind in rent. So in light of this month's report I thought we'd provide a few excuses for being late with rent.

"My last landlord/Agent had no problem with me paying late. This seems to be a real big issue with you."

"My Car Rego is due this week"

"I'm waiting on my tax cheque"

"I've/my _____ been sick"

"I'm not going to pay the rent. You have not fixed _____."

"I don't get off work in time"

"We're vacating on ____, take it out of the bond."

"My _____ has died."

"My boss didn't pay me this week."

"Tenant female/male burst into tears and go into life story about why they can't pay rent".

"I've already paid ____ thousand dollars off this house."

"But I've just paid you".

"You only ever call me for money".

"Why are you hassling me, I'm only ____ days/weeks behind".

And my overall favourite is

"The landlord's rich - they don't need the money".



Never taken for "Granted" at Grants