

24 August 2020

the edge
COFFS HARBOUR

L & J Betland Superannuation Fund
35 Finlays Road
KORORA, NSW 2450

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Dear Les & Judy,

Re: **321 Gaudrons Road SAPPHIRE BEACH NSW 2450**

In line with our policy of keeping our landlords totally informed, we would like to advise that the Residential Tenancy Agreement on your above property will expire on 29/10/2020.

After reviewing the current rental market, we suggest increasing the rent on your investment property to **\$320.00 per week**. This suggested review is certainly just a part of our ongoing program to keep your investment position in line with the increasing market and pressures and costs on investors today. Should your instructions be to proceed with the increase, a notice period to the tenant of sixty days is mandatory.

Our professional advice is to ensure tenants are secured on a fixed term agreement to eliminate the possibility of the property becoming vacant during the least active rental periods - ie Winter, and the lead-up and aftermath of Christmas where the average days on the market over these periods can blow out to but not limiting to 35 days vacant, hence not maximising your possible returns.

Should you have any form of landlord insurance, please check that you will be covered on a continuation agreement as some policies are void if the lease is not on a Fixed Term Agreement.

Please complete the attached authority outlining your instructions and return to our office or by email to kelly@theedgecoffsharbour.com.au.

I look forward to hearing from you.

Kind regards,



Kelly Mitchell
Property Manager
The Edge Coffs Harbour

- offer new Residential Tenancy Agreement
- Increase rental amount to \$320 per week. NO - Happy with tenants & rent can stay the same.
- Our property is currently insured with adequate cover.

Posted 14/9/20.