



# MORGAN | WEBB

real estate



## Welcome to Morgan Webb Real Estate.

We have adopted an alternative to charging confusing individual fees for specific services. With our simple and transparent **INCLUSIVE** management fee GST. You can rest easy that you won't receive any unexpected charges on your monthly statements.

We are so sure you will be happy with our service that we promise **NO LOCK in contracts** – so you are free to walk away at anytime if we don't live up to your expectations.

Deal direct with the owner of the business, a licensed agent and qualified property manager with over 15 years experience in the industry.

### Our **INCLUSIVE** monthly management fee structure includes:

- ✓ In-going property condition report
- ✓ Continuing property condition reports
- ✓ Routine inspections reports and photos
- ✓ Final bond inspections reports and photos
- ✓ Ingoing/outgoing inventory reports (if applicable)
- ✓ Any additional attendance fees
- ✓ All internet advertising on all major real estate portals
- ✓ Professional photography and copywriting
- ✓ For-Lease signboards
- ✓ Various administration fees, postage & petties
- ✓ Rent review fees
- ✓ National tenancy database checks
- ✓ Annual financial statements
- ✓ Title and document searches Inventory reports
- ✓ Insurance claims
- ✓ Bill payments

All based on % of monthly rental income  
NOT gross collections.

#### Standard Exclusions:

- × Letting fees
- × Lease renewal fees
- × Court attendances
- × Strata meeting attendances



With this method of charging, you can budget what your monthly rental income will be, and the only "unknown" costs would be unplanned repairs or maintenance.

As the sole owner of the business, a Licensed Agent and an experienced and qualified Property Manager, Kate will be your point of contact at all times. So, you have reassurance that your property is always dealt with by the same property manager.

We pride ourselves on our smooth running, drama free, small rent roll and our stringent tenant checks.

Kate gets to know the tenants, their pets, their families and has a friendly yet professional manner in dealing with any issues that may arise.

### Kate Webb

Director | Owner  
Licensed Agent  
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