May 201

NEWS FROM PROPERTY BROKERS
PROPERTY MANAGEMENT DIVISION



Landlord Insurance: Why it is so important

I had the privilege of meeting a Christchurch landlord a fortnight ago. Naturally the conversation led to the earthquake and the impact that it was having on the rental market throughout our region and in Christchurch. I noticed throughout the

conversation that she seemed rather relaxed by the whole earthquake ordeal. I asked the landlord if her properties had been damaged and she told me that they had been red stickered and were awaiting demolition. I then asked her if she had landlord insurance to which she replied yes.



She told me that even though she had no tenant due to her Loss of Rent Policy she could relax until February

next year knowing that her insurance company would cover the loss of rent due to the earthquake.

Landlord insurance is something a lot of owners will overlook or will simply be unaware of. This is worrying, as it is vital and as proven in the case mentioned above, has certainly helped this landlord and removed any potential devastating financial impact.

Landlord insurance can protect you from the following unforeseen events such as

- Loss of rent
- Malicious damage
- Legal liabilities

Property Brokers recommends Real Landlord Insurance as this is only available to landlords who have their properties managed professionally. Their scope of cover is very comprehensive and they specialise in Landlord insurance. The price of this is less than \$1 a day so an extra \$5 to \$10 a week in rent would help cover the cost.

For more information visit www.rlinz.co.nz or simply ask your Property Manager.



David Faulkner
Property Brokers Rental Division Manger

News

Landlord Insurance

Rohan's Thoughts

...Read more

Investment properties for sale

Palmerston North

Statistics

View our homes for rent

Useful links

- > www.realestate.co.nz
- > www.trademe.co.nz
- > www.interest.co.nz
- > www.dbh.govt.nz
- > www.landlords.co.nz

Contact us

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Rohan's Thoughts

Some rules and important information on residential property investment

- Location, Location pay for the right location
- Research, Research, Research get as much information as you can
- Manage, Manage Look after the property and your tenants
- Analyse, Analyse, Analyse do some sensitivity analysis. What would an increase on interest rates or a fall in house valuations do to your investment plan?

Cultivate a good relationship with your tenant. When there are many properties on the market a good tenant is invaluable.





From the desk of Rohan Teaz

For another week running the average interest rates remain unchanged. Latest trends in rates, including a comparatively low floating rate, have led to an increase in the number of people switching to floating.

AVERAGE RATES TODAY

6 months 5.59% p.a. 1 year 5.95% p.a. 2 years 6.40% p.a. 3 years 6.90% p.a. 5 years 7.30% p.a. Floating 5.65% p.a.



MORE BORROWERS FLOAT THAN EVER BEFORE

According to the latest trends in residential home loans, since September there have been more borrowers with residential home loans on floating rates rather than fixed rates as predictions for the next official cash rate (OCR) increase continue to be pushed out.

People rolling off fixed rates are lured into the low floating rate as weak economic data means the rate is unlikely to increase alongside the OCR until the second half of the year. The percentage of loans on floating is at its highest since the Reserve Bank data shows in 2004. However, just a few years ago in 2008 the percentage of people on floating was at its lowest as the average floating rate for all the major banks was 10.75%.

Win \$100 Prezzie Card Recommend us to a friend and we will give you a \$100 Prezzie Card for every property you refer to us.

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Investment Opportunities

Property Brokers has a great selection of investment properties.



10 Hughes Avenue

- **By Negotiation**
- 4 bedroom
- 1 garage

1 bathroom



12 Bond Street

- 3 bedroom
- 1 bathroom
- 1 garage



By Negotiation

32 Marne Street

- 4 bedroom
- 2 bathrooms
- Rented at \$400.00 per week,
- 42 weeks of the year



Click the WEB ID No. for more information

7a Nathan Place

- Buyers \$228,000+
- 4 bedroom
- 1 bathroom
- 1 garage



28 Carroll Street

- 5 bedroom
- 1 bathroom

2 garage
To be sold by Tender. EXTENSION TO TENDER DATE : Tenders close 2.00pm
Tuesday 3 May 2011 at Property Brokers Ltd, 236
Broadway Averue, Palmerston North.



TENDER 15 Lancaster Street

- 3 bedroom
- 1 bathroom



Buyers \$299,000+

- Rented at \$265.00 per week



TENDER 15a Lancaster Street

- 3 bedroom
- 1 bathroom
- 1 garage

Tenders close 4.00pm Tuesday 10th May 2011 at Propert



TENDER 651Featherston St Buyers \$215,000+

- 4 bedroom
- 2 bathroom 1 garage



100 Limbrick Street By Negotiation

- 2 bedroom
- 1 bathroom
- 2 garage



37 Ormond Street, Woodville

- 3 bedroom
- 2 bathroom
- 2 garage, rented at \$195 week



12/109Te Awe Awe Street \$149,000

- 2 bedroom
- 1 bathroom
- 1 carport



46 Fox Street, Woodville

AUCTION

3 bedroom

AUCTION

- 1 bathroom
- 1 garage, rented at \$175-185 per week



By Negotiation

6 Conway Place

- bedroom
- 1 bathroom
- 2 garage



287 High Street, Dannevirke \$90,000

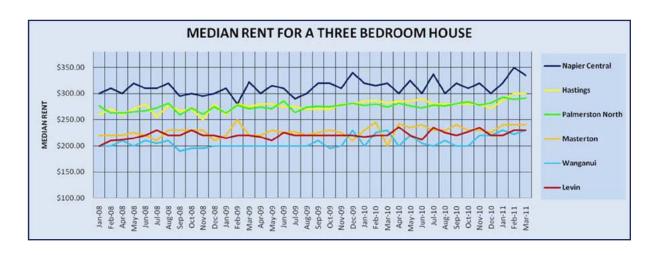
- 3 bedroom
- 1 bathroom
- 1 garage

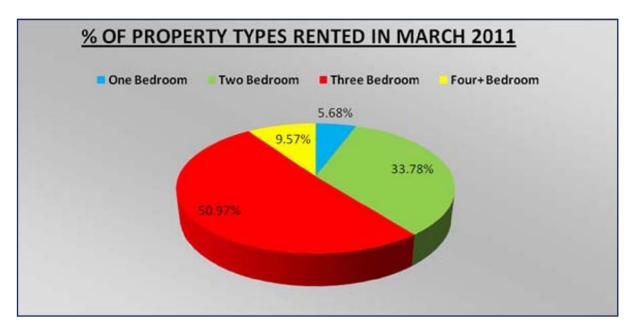
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Statistics





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Contact us

At Property Brokers' we welcome your comments, suggestions and feedback. You can contact us via email (below), phone, fax or mail and we will handle your enquiry promptly.

Name

Contact phone

Email

Fax

Comments