



RentMaster

Your rent guaranteed on time every month with no hassles

RentMaster has been helping residential property owners take the risk and the headaches out of their property investment since 2003. We offer a professional rental collection service backed by a no-nonsense guarantee.

RentMaster ensures that as the property owner you receive your full monthly rental income **on the first working day of every month – even if the tenant doesn't pay**. What's more, there are no delays and claim forms for you to fill in.

RentMaster will also take care of the eviction process if required. This includes all legal costs including fighting opposed evictions in terms of the Prevention of Illegal Eviction (PIE) Act.

Everyone benefits

- **Property owners** enjoy the certainty of a guaranteed regular rental payment on the first workday of every month.
- **Property developers** and estate agents can now offer significantly improved security to investors who seek to purchase residential properties to let.
- **Tenants** have the peace of mind of renting a well-managed property and that any delinquent neighbours will be swiftly dealt with.

How does it work?

Firstly, we invest a lot of resources into ensuring

that you **select the best tenant to rent your property**. A prospective tenant must pass our affordability test, which means his monthly income must be at least three times the rent. We work with reputable credit bureaus to check that he has a good credit record.

Once approved, the property owner completes the **Rental Mandate form** that appoints RentMaster to manage the rental collection process.

The tenant and property owner inspect the property together and sign an **Inspection Report** and **Lease Agreement**. The tenant also signs a **Debit Order Authorisation and Rental Application form**. All RentMaster documentation is compliant with the Consumer Protection Act of 2011.

From this point on the owner only needs to take care of arranging any maintenance and repairs as required.

On the first working day of the month RentMaster pays the rent into your bank account and the tenant pays us. If he fails to pay, it is our problem to collect the arrears. If non-payment continues, we carry all the costs and the responsibility of the eviction, although this is hardly ever necessary.

What makes us different?

RentMaster is the only rental guarantee product that pays you **up front** with **no forms** to fill in if your tenant does not pay. So if you rely on the



EQUILLORE

Enabling Dispute Settlement

Equillore Lease (Pty) Ltd.

A member of Equillore Group Ltd.

rental income to pay the bond and other costs associated with the property, you can rest assured that you will be able to meet your commitments.

Other rental income companies require you to submit a claim form for assessment. You will only get paid if and when the claim is approved, and this can take some time.

How much does it cost?

RentMaster costs 4.56% of the monthly rental plus R55 per month policy fee*. So if you want to let a property for R5000 per month, RentMaster rental collection service will cost you R283 per month. In addition we charge R105 per credit check.

What if I already have a problem tenant?

RentMaster will immediately step in and attempt to recover the outstanding debt at no cost to the owner. RentMaster is a registered Debt Collection company in terms of the Debt Collectors Act, which allows us to recover collection costs directly from the tenant. We will also take charge

of the eviction process if required, and the owner pays the legal costs only if we're successful.

Once the recovery of arrears and eviction processes have been concluded the RentMaster rental guarantee can be put in place to prevent this happening again.

What we don't do

- We don't find you a tenant. We recommend listing your property at www.rentbay.co.za – a leading electronic marketplace for tenants looking for rental property.
- We don't insure a vacant property – an enforceable lease agreement with a tenant occupying the premises must be in place.
- We don't maintain your property. Once again, we can refer you to companies that specialise in this field.

To see how Equillore can help you, call us on 0861 250 250; email leases@equillore.com or visit our website www.rentmaster.co.za.

*Prices include VAT; terms & conditions apply.

