

HAUGHTON STOTTS

# Services We Provide

Haughton Stotts Real Estate is one of Melbourne's leading boutique property agencies, and has been a mainstay of the Melbourne property market, synonymous with competence, dynamism and professionalism.

Ideally located across three offices, Haughton Stotts welcomes local and international clients in search of Melbourne properties with a broad selection across all price ranges. Its friendly, multi-lingual staff members are delighted to cater to their clients' needs offering tailor made property services.

Drawing inspiration from the values which define the Haughton Stotts ethos, our comprehensive experience allows to provide clients with a personal, professional and high-quality service.







# Leasing Appraisals

Inspection of property to formulate an up to date market appraisal of property rental value

Provide recommendations (if necessary) as to areas for improvement, where property value can be further enhanced for tenant marketability.

# Lease Agreement

Preparation of all documentation

Advise the tenants of their rights and responsibilities under Residential Tenancies Act

Lodgement of security deposit RTBA

Rent/Lease reviews

Service and support managing areas of conflict and disputes



# Selecting the Right Tenant

At Houghton Stotts we conduct comprehensive pre-selection screening interviews and reference checks on all prospective tenants

Verification of current and previous rental + employment history

Formal reference and credit check with National Tenancy Database

Detailed interview with Property Manager

Tenant selection/negotiation of favourable lease terms in consultation with owner





Don't trust  
anybody who  
doesn't have a  
sense of  
humour!

# Caring for your Investment

At Houghton Stotts our number one priority is your total satisfaction and peace of mind. Our property managers work tirelessly to ensure that your property is maintained and serviced, minimising expense and loss of income.

Respond to all maintenance issues rapidly and effectively

Engage trusted, quality trades

Ability to select your own trades

Deduction of maintenance costs from your rental income with approval





# Rental Inspections

At Haughton Stotts we stand by the importance of ongoing, detailed inspections of your property both internally and externally. Our property managers conduct a series of inspections throughout each tenancy ensuring your property is kept at in optimal conditions.

In-going inspections prior to tenant taking possession of property

Periodic inspections according to legislative requirements

Out-going inspections upon end of tenancy

Comprehensive written and photographic documentation

Maintenance reports following inspection notifying landlords of any repairs required. As well as future recommendations.

Opportunity to review rental income based on current market conditions





# Rental Statements

Monthly statements are issued to landlords upon payment of rental income, subject to the clearance of funds.

Payment of all disbursements for our clients inclusive of property maintenance invoices, utilities, council rates, water rates and body corporate levies.

Original invoices attached to your statements

Comprehensive statements issued at the end of each financial year.



# When Things Go Wrong

Even with the careful scrutiny of individual applicants, on occasion there may be issues with your tenant. Whether it be failure to pay rent, damaged property or breaches to your lease agreement; our property management team are well versed in both state and local landlord/tenant laws to protect your investment. In addition at Haughton Stotts we adhere to a strict arrears policy which is actively enforced.





# Marketing Your Property

In today's competitive rental market, it has never been more important to market your property in a targeted and effective manner.

With a focus on technology Haughton Stotts launches aggressive, multi-media, multi-platform marketing campaigns to move properties faster.

Inspired by creativity and a love of visuals, Haughton Stotts differentiates from the competition by creating concepts that command attention and drive response. It's this incredible ingenuity and attention to detail that sets us apart.

Regardless of marketing strategy, clients are ultimately the top priority for Haughton Stotts.

Providing a personal approach that is both attentive and instructive - preparing sellers and landlords to understand every step of the process.







# Digital Campaigns

We develop strategies that are made of more than “keywords” - they are powerful digital road maps, tailor-made for every client. By quantifying market opportunity and defining the target audience we work to continuously drive maximum outcomes for our landlords.

[haus.com.au](http://haus.com.au)

[realestateview.com.au](http://realestateview.com.au)

[realestate.com.au](http://realestate.com.au)

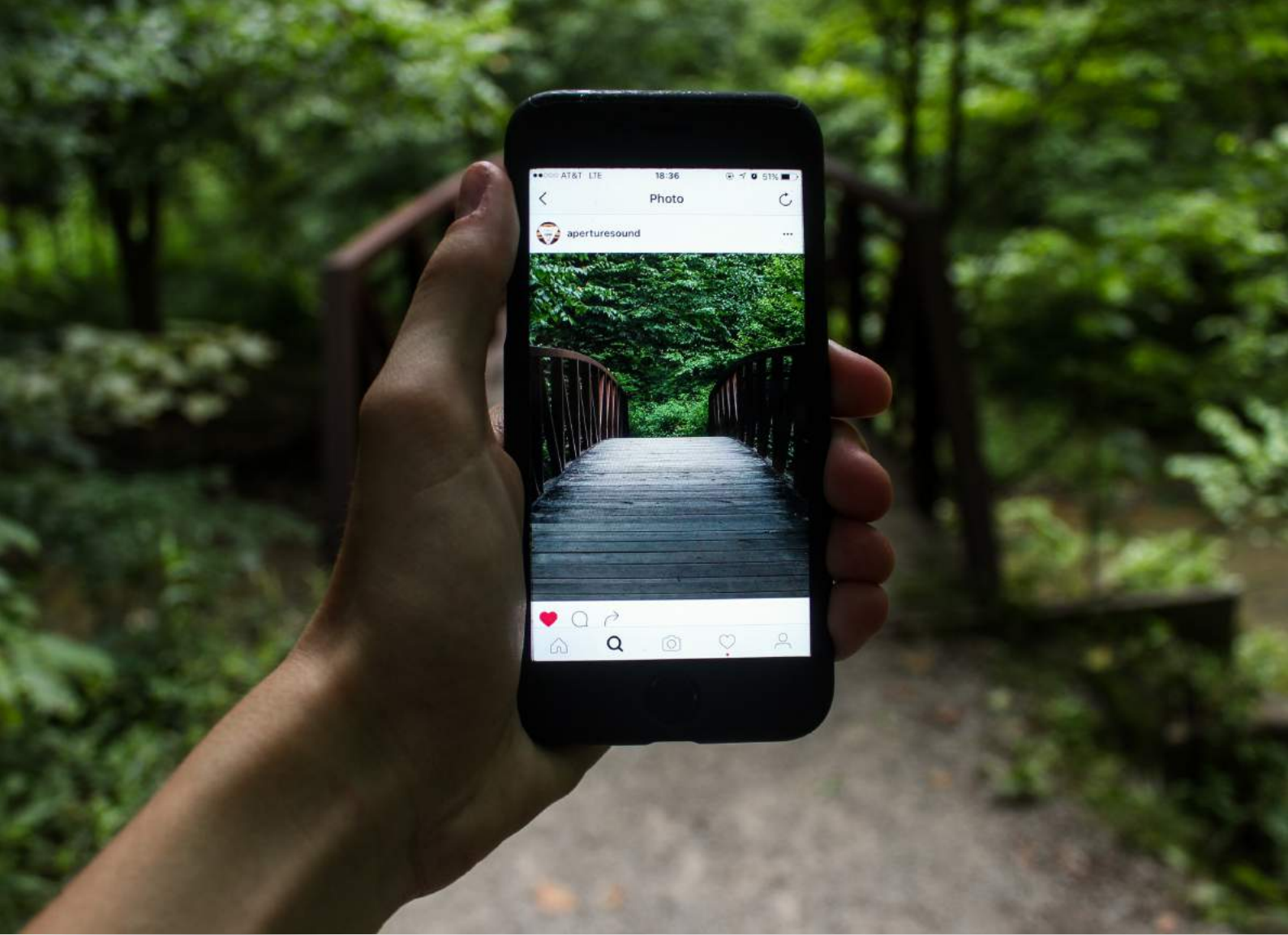
[domain.com.au](http://domain.com.au)

The Weekly Review Ivanhoe & The Valley

Facebook

Instagram

Twitter



# For Lease Boards

The importance of For Lease Boards cannot be underestimated. Signage stops passers-by in their tracks and elevates your property's presence in the local area.

Our property managers work closely with landlords to determine what type of signage your property will most benefit from.

# Rental Lists

Rental lists showcasing all our listings (both residential and commercial) are continuously updated in real time.

Open for Inspections are held on a periodic basis, with the office open from Monday to Saturday maximising both your property managers ability to present your property and tenants to express interest.

Applications are processed promptly with all the necessary checks and authorisations.





WE ARE  
PASSIONATE  
ABOUT  
REAL ESTATE



# Visit Us

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