

RAMADA®

BY WYNDHAM

Dear Owner,

I would like to introduce myself to you as a Hotel Manager & Building Manager for Ramada Manukau.

Congratulations on your purchase of an investment property! As the on-site Management Company we are pleased to offer a special introductory rate for manage your property as outlined below.

Also as the Hotel Managers we can also offer some complimentary nights (Subject to availability) to our valued apartment owners who sign an agreement with us along with discounted rates at other times.

We offer all the same services as other Property Managers however being on site gives many additional advantages and we offer the following benefits:

- We are contactable 24/7 and on site which means that we can respond to any tenant issues quickly
- We are the only Property Management company based on-site that is approved by the Body Corporate
- We have a number of years' experience in Property Management currently in and around Auckland in our other complexes
- Being on site, means we also have lower over-heads which we can pass on by offering savings to you
- We complete all the Tenancy Process from advertising, to interviewing tenants, collecting rent and bond, inspections and complying to the Residential Tenancy Act and all that it entails
- As we have found in similar Properties, as we will be open 7 days a week in the Ramada reception, we are approached by prospective tenants regularly even when no apartments are advertised. This means higher exposure when apartments do come up for rent as we often maintain waiting lists and minimum to no down time between tenancies .

This also means that any maintenance issues can be attended to quickly and particularly in any emergencies (such as flooding) minimising damage to your property

We build good tenant/landlord relationships as we are approachable throughout the working week on site which assists if either they are the cause for complaint or they complain about other residents

It also means that we can often make more regular times to view when a tenant is vacating and we need to take prospective tenants through which has usually resulted in a quick turn- around with no or minimal income loss.

With this in mind, we would like to make an offer to manage your apartments as follows:

Based on ONE apartment we can offer:

- 2 months free Property Management.
- 7% + GST Management Fee after 2 months (discounted from our standard 8.0%)
- 2 complimentary nights at the hotel along with discounted rates at other times.

Thank you for your time & consideration. I will also be following up by phone in the next week or so to answer any other questions you may have. We attach a standard Letting Agreement. Please complete, sign and return.

We look forward to your response and feedback with any questions.

Diliara Reed

Hotel Manager

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