



ISSUE

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# THE INVESTOR

## PROTECT YOUR SCORE

### WHAT THEY DON'T TELL YOU

During tough times, many of us can get overwhelmed and go into over-drive to keep up with our financial pressures.

However, many people do not realise that a simple telephone call in trying to get a financial loan approval can affect our credit rating score.

We want to help protect you and your credit rating score.

### HERE ARE OUR TIPS

- Make sure you do not finance any negative equity from a previous loan, which is where the value of an asset used to secure a loan is less than the outstanding balance on the loan.
- Pay off your debts when they fall due as per your loan agreements.
- Ensure that you keep a clear credit history with no payment defaults on any accounts.
- Avoid allowing your bank account/s to go into overdraft.
- Minimise the number of loan enquiries you make.
- Avoid taking out quick 'same day' loan approvals or short-term loans.
- Focus on saving for a deposit so that you can show a savings history with your finances.

Understanding the impact of financial decisions can often be more complicated than you think.

We always recommend that you seek professional advice before making any decisions.



*If you can dream it,*  
**YOU CAN DO IT!**

## DO NOT GET CAUGHT THE LITTLE THINGS REALLY DO COUNT

When we think about the little things that count... many of us will think about family, friends, and the security of our future.

However, have you ever thought about the little things in your insurance policies terms and conditions?

Insurance companies are great at creating a feeling of security for us and our loved ones; however, what happens when you need to make a claim?

Recently, we heard about an investor who tried to claim storm damage to the roof of their property. The investor lodged their claim in good faith, but the insurance company rejected it. The claim was denied because of a *little hidden* clause in the terms and conditions stating that the roof tiles' pointing must be replaced every ten years for the policy to remain current.

You may not understand the concept of roof pointing like many. Still, it is essential to read the *terms and conditions* of any insurance policy you enter to ensure that you are protected.

Any agreement's *terms and conditions* can be time-consuming to read, long, complicated, and confusing. However, if you want to be genuinely protected when making an insurance claim, you need to *invest* the time to read the *little things* that do count.

We are here to protect, give general advice and increase your wealth creation. However, we cannot read every insurance policy's terms and conditions as they are endless and ever-changing.

We strongly recommend that you read the *terms and conditions* of every policy or seek independent third-party advice before signing or committing to anything.

## HOW TO IMPROVE THE VALUE OF YOUR PROPERTY?

Whether you want to improve your home's value or your investment property, we hope that you find some of the following tips helpful.

Increasing the value does not always have to cost tens of thousands of dollars.

### 20 TOP TIPS

1. Contact our friendly and knowledgeable team, who are here to advise you on how you can improve the value of your property.
2. Tidy up and improve the front street appeal to the property as there is no second chance for a first impression.
3. Freshen up the entry space to the property.
4. Paint the property internally and externally.
5. Paint or replace your garage door/s.
6. Update or clean the internal window coverings.
7. Update or clean the floor coverings.
8. Purchase new bathroom and kitchen handles.
9. Consider adding new benchtops and cupboard doors to the kitchen and bathroom/s.
10. Change the light switches if they are cracked, old and outdated.
11. Add or replace splashbacks in the kitchen, laundry, or other rooms.
12. Update taps in the kitchen and bathroom/s.
13. Give your gardens a fresh make-over and add some mulch or bark.
14. Take the time to pressure clean driveways and outside areas.
15. Replace the toilet seat/s.
16. Replace the kitchen sink if it is looking old and outdated.
17. RegROUT bathroom, laundry, and kitchen tiles.
18. Replace old and outdated lighting shades.
19. Fix any minor repairs.
20. Spring-clean the property from top to bottom.

### 5 BONUS TIPS

For those investors who have a little more money...

1. Add an extra room or extension to the property.
2. Create a granny flat addition to the property to generate extra income.
3. Paint the roof of your property.
4. Completely upgrade the kitchen and bathroom/s.

## TIME TO HEAT UP OR COOL-OFF | WHEN WAS YOUR HEATING/AIR-CONDITIONER LAST SERVICED?

Did you know that most leading air-conditioning manufacturers recommend that you should clean your heating/air conditioner filters every two to three months?

However, the reality is that many of us never clean the filters and rarely have the unit serviced.

The legislation outlines that the tenant's responsibility is to keep the property, fixtures, and fittings clean and the investor's (landlord's) responsibility to maintain the property, fixtures, and fittings.

Cleaning and maintaining the filters are essential to care for the heating/air conditioner. However, based on current legislation, who is responsible for the cleaning and maintenance of the filters can be confusing.

Heating and air conditioning equipment should be inspected, cleaned, and serviced at least once a year, no matter what kind you have. The best scenario is to have the heating system checked in autumn, and the air conditioning checked in the spring.

## PROPERTY MARKET

### Southport

1 Bedroom Unit in a small complex of 8 \$300.00PW

### For Sale

### Ashmore

Large Home, Solar \$600,000

Using Rent.com to let properties has produced more clients enquiring about Property to rent.

Servicing Brisbane to Miami, if you have a property to rent or to refer to us, please let us know.

It will be treated as if it was our own home.

## SUDOKU COFFEE BREAK

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