

## Tips for first-time landlords • How home automation can impact your property value



  
REAL ESTATE MONTHLY

AUG '22

Hi!

Please find below the latest copy of my monthly newsletter.

Each month, this newsletter will include interesting, uplifting, and inspiring news articles, together with a series of articles of interest to you, with money saving tips, advice, insider secrets, etc. I hope that this information is of value to you. Please feel free to pass these articles on to your family and friends.

Kind regards,

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**GLOBAL LIFESTYLE**  
P R O P E R T I E S

## ***Tips for first-time landlords***



Here are some tips to help first-time landlords navigate the property rental business.

### **1. Understand the legalities**

Familiarise yourself with the Rental Housing and Amendment Acts and the Consumer Protection Act (CPA). You will need to have a written lease agreement that is understood by all concerned parties.

### **2. Factor in all the costs**

Do some research on what you can charge for rent on the property and then take into account what your expenses will be to calculate your profit. Remember to include costs like bond payments, insurance, levies, maintenance, and cleaning into your calculations.

### **3. Screen potential tenants**

It is vital to do a proper credit and background check on a new tenant. If you are managing the rental yourself, ask the prospective tenant for a certified copy of their ID, three months of bank statements, proof of income and references from previous landlords.

Read the full article [here](#). I would be happy to answer any questions you may have.

## ***Buyer's checklist***



# **FREE REPORT**

Buyer's Checklist

**>> REQUEST IT NOW**

Think you are ready to hit the town and find the home of your dreams? You will need a pen and paper, a pair of comfortable shoes and your phone to capture certain aspects of each home. Although all of these things are important when viewing homes, what you really need is a good buyer's checklist.

To get your FREE copy of The Ultimate Home Buyer's Checklist, contact Demo on 0825795903.

## How home automation can impact property value



Home automation systems allow you to control areas of your home remotely, from lighting and heating to security cameras around the property and even individual appliances. Here's why automation features should be on your list of things to do when you want to increase your property's value:

### A Greener Home

Millennial homebuyers, in particular, are keen to invest in energy-saving devices and properties that will have a lasting positive effect on the planet. From smart lighting using LED light bulbs to thermostats, geysers and plugs, there are various devices that can have an impact on the green credentials of your home.

### Buyers Want Convenience

Homebuyers of all ages and demographics are interested in smart home functionality. Any home that can offer potential buyers' freedom and accessibility will be more desirable when it comes to making an offer. If a property already has this in place, it is a positive benefit that other properties cannot always provide.

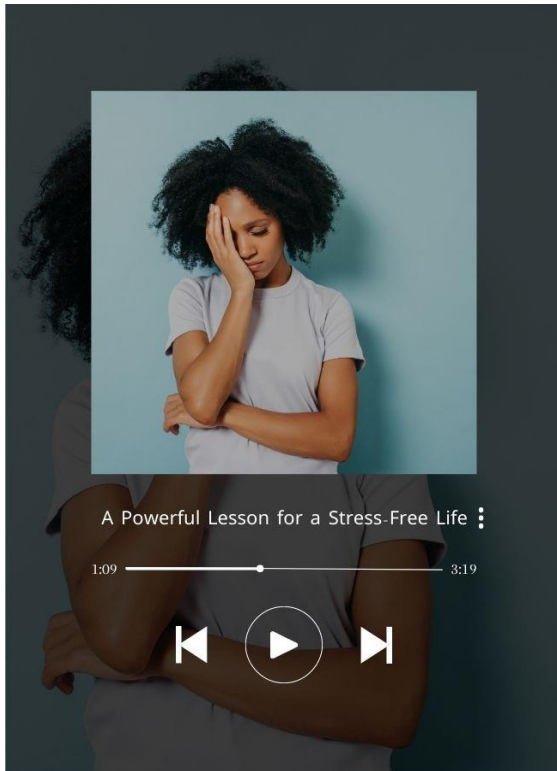
### It is Easier to Sell a Modern Property

If a potential buyer can move in and immediately start enjoying their new home without needing to make changes or renovate the property, it is a key selling point that can go in your favour.

### Greater Security for You and Potential Owners

A safe and secure home is of paramount importance to any buyer, and home automation can support this. There are security cameras that can be controlled remotely, doorbells that will enable you to see who's at your property even when you're not at home, and apps that enable you to close the blinds or curtains and switch on the lights in the evening to deter intruders.

Read the full article [here](#).



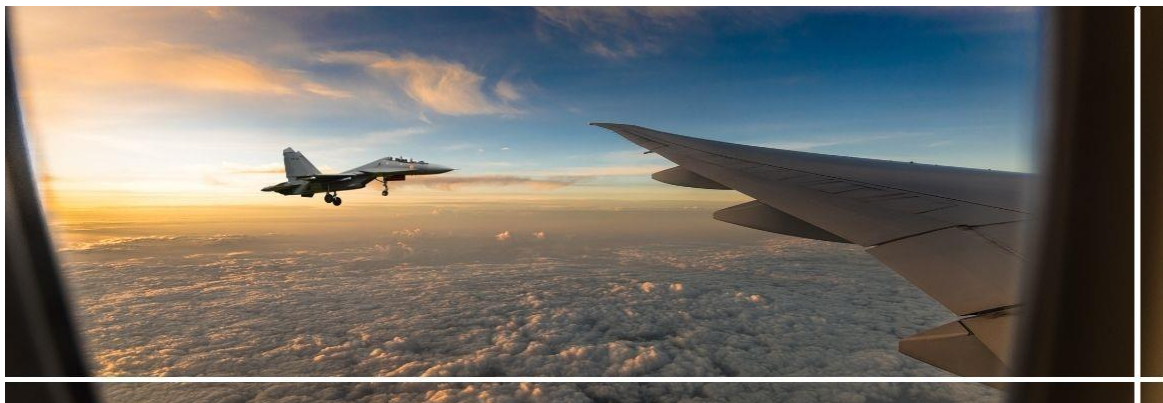
## mo•ti•va•tion

If opportunity  
doesn't knock,  
build a door.

- Milton Berle -



### Monthly humour



An Airbus 380 is on its way across the Atlantic when suddenly a fighter jet appears.

The pilot of the fighter jet slows down, flies alongside the Airbus and greets the pilot of the passenger plane by radio, "Airbus, boring flight isn't it? Now have a look here!"

He rolls his jet on its back, accelerates, breaks through the sound barrier, rises rapidly to a dizzying height, and then swoops down almost to sea level in a breath-taking dive.

He loops back next to the Airbus and asks, "Well, how was that?"

The Airbus pilot answers: "Very impressive, but watch this!"

The jet pilot watches the Airbus, but nothing happens. It continues to fly straight at the same speed.

After 15 minutes, the Airbus pilot radios, "Well, how was that?"

Confused, the jet pilot asks, "What did you do?"

The Airbus pilot laughs and says, "I got up, stretched my legs, then had a cup of coffee and a chocolate fudge pastry."

***How can I help you?***



## Looking for a new place to call home?

Buying a home is one of the biggest purchases most of us will make.

We provide a large network of home listings in your area, allowing you to easily find the home that is right for you.

Call Demo on 0825795903 and I will help you find that perfect home.



## The foundation of my business

Referrals are the building blocks that strengthen the foundation of my business.

I would be honoured to assist your friends and family find their dream home. As you know, I will provide nothing less than excellence when it comes to customer service.

Thank you again for your continued support.  
Kind regards, Demo

***The best journey takes you home.***