

## TENANT FACT SHEET

### What you need to know

Whether you are on a fixed term or periodic (month to month) tenancy agreement, finding out that your Landlord is selling your home can be an unsettling time.

Questions you might have include:

- Will an investor buy the property?
- Will I have to move out?
- Can I offer to end my fixed term tenancy?
- What disruptions will I face?

Do not despair; we are here to make sure the process is as seamless as possible.

### Your Property Manager

As soon as your Property Manager finds out that the owner wishes to sell, they will contact you to discuss. They will go through some of the basics you need to know before the Sales team touches base to let you know the ins and outs on how the sale process works.

If your property is on a fixed term tenancy and the property is sold, the sale is subject to your Tenancy agreement, meaning that you do not have to move out until the agreement expires and the appropriate notice is given. The new owner then takes on all rights and obligations of the previous owner. In many cases the property will be sold to an investor so it is likely nothing will change.

If you are on a periodic tenancy agreement and the property is sold, you may be given a notice by the new owner if they want to move into the property (60 days notice applies). If they do not, it will be up to them to keep the property on the current arrangement or offer you a new fixed term. Your Property Manager will discuss this with you if applicable.



## LANDLORD SELLING

Even if you are on a fixed term tenancy, it is possible to negotiate with the owner to end the tenancy under mutual agreement.

You can raise this with your Property Manager or the Sales Agent.

### The Sales Consultant

Our Sales Agent will contact you regarding any inspections. If you have any concerns or have an interest in purchasing the property, you can discuss this with them at inspection or via telephone. The landlord is usually not present for any appraisals or inspections but it is always a possibility.

### Advertising

To sell the property photos will need to be taken for the marketing. It will obviously help to make the process as quick as possible to present the property as well as you can, as is the case with inspections. The Sales Agent will give you plenty of notice with regards to the time the photos will be taken so you can prepare.

Some guidelines for photography:

- A clean and neat home with as less clutter as possible is ideal.
- Keep bench tops, tabletops and desks neat and clear.
- Ensure personal items are away.
- Make all beds.
- Keep couches and furniture clear.
- Open blinds and curtains.
- Ensure gardens are neat and clean.
- Remove any identifying pictures or paperwork.