



Welcome to the monthly Tim Dwyer Real Estate newsletter!

As part of our commitment to you, our clients and local community, we electronically publish this newsletter to inform and excite readers about the property market. Included are articles, facts and figures on industry news and helpful property-related hints and tips.

As always, we value your feedback, so please be in touch with any ideas and suggestions.

Enjoy!

**Tim Dwyer** › Director

## Mistakes to Avoid When Refinancing

Astute mortgage holders will undergo a comprehensive mortgage check every few years. It makes perfect financial sense to do so given the current competition between banks and non-bank lenders and the regular fluctuation of interest rates.

If you are considering refinancing, be sure to avoid the following oversights:

1. Automatically refinancing with your current lender without shopping around – loyalty should not be a consideration in the home loan game!
2. Switching loans or lender without being 100% certain of the total costs including discharge fees, establishment fees, legal costs, ongoing fees, etc.
3. Being enticed by honeymoon rates, which ultimately revert to a higher rate at the end of the introductory period.
4. Turning short term debt into long-term debt by refinancing to use equity to pay off credit cards without seriously changing your spending behaviour.
5. Rushing through the process without reading the fine print and making quick decisions just to get a good rate.
6. Not asking for help from a professional if the process seems too daunting or difficult. A mortgage broker can often end up saving you big dollars.

Refinancing your mortgage means repeating the whole home loan procedure, so be prepared for a thorough and sometimes time consuming process. It's worthwhile making sure your credit records are in the best possible shape before you even start. This will go a long way to avoid stress and frustration further down the line. Lowering credit card limits to manageable levels can also help.



## A Burning Issue

A recent newspaper article highlighted some alarming information surrounding Victorian house fires. The Herald Sun piece published on March 30 issued a strong warning to home owners after a devastating spate of house fires across the city.

It appears that overloaded electrical systems have overtaken candles as one of the main causes of home blazes. Kitchen accidents and central heating faults are also to blame. Particular hot spots include Melbourne's inner suburbs which host a high number of older style homes with outdated wiring.

The Melbourne Fire Brigade says that too many televisions, computers, telephones, chargers, games, lamps and clocks all plugged into a single socket or overloading a power board can easily spark a fire.

Kitchen cooking mishaps also play a chief role in minor as well as major home fires. - particularly as Victoria's population is aging. What can start out as a small problem can quickly become a significant one for an elderly person who resides alone.

Tips to prevent a fire in your home include:

- asking a qualified electrician to check the wiring in your home.
- installing more power points rather than use double adapters and power boards.
- never leaving cooking unattended.
- using guards around open fires.
- cleaning filters in clothes dryers.
- installing and regularly checking smoke alarms to wake sleeping occupants.
- keeping drying clothes a metre from heaters.
- memorising a fire escape drill with the whole family.



## Property Manager Checklist

Buying an investment property is a big deal. So once you've taken that step it's imperative you find a knowledgeable and reliable property manager who has your best interests at heart.

A good place to start when looking for a property manager is to ask friends and family. A referred property manager can simplify the process significantly and allow you to feel relaxed and comfortable. However, asking questions is still advisable. For example, how many properties does he or she manage and is that number conducive to providing the high level of service you require?

Some of the management services a good property manager will provide include:

- An annual rent review – a property managers number one priority should be to maximise your rental return
- Timely processing of rent increases
- Regular routine property inspections. This ensures that the tenant is caring for the property and also ensures that the property is well maintained and safe for the tenant to live in.
- Prompt response to repair requests. A lack of maintenance on a rental property not only hinders capital growth of the investment, but could also lead to an injury claim if the property is not safe. There are legal obligations pertaining to maintenance and emergency repairs, which a professional property manager should fully understand.
- Re-leasing of the property with minimal vacancy time. Consistent tenancy is most desirable and a good property manager will ensure this occurs.
- Regular communication – they say no news is good news but in the case of property management it's important to feel you are not forgotten. Keeping the lines of communication open builds trust and helps to build a lasting working relationship.

The Property Profile Group is a collection of Melbourne's most successful independent agents. We know we provide excellent property management services. But that shouldn't stop you asking us questions. We'd love to tell you what makes us the best!

Thinking of buying or selling? Contact Tim Dwyer today.

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