

The biggest place money is lost from your rental is vacancies. If an agent doesn't think you're important enough to return your phone call you can be pretty sure they aren't returning your current or potential tenants phone calls either.

The results are lost tenants (or prospective tenant) and days vacant.

Your property is an investment, the same as your superannuation and shares and by taking a little time and making the hard decisions now you'll enjoy the benefits when you really need them.

**Is it hard/difficult/stressful to change agents – No**

**It is a simple, easy process to change Property Managers**

The transfer to a new agent is completed by signing just 2 simple documents. That's it. It's that easy. There is no fuss, no scene. Your new manager politely contacts the old one, they send some files, done.

**Like pulling out a splinter – Waiting does not help**

**So, once you know that it is time to change property managers – when is the best time to take action?**

The paperwork is almost the same whether there is a tenant in place or not. No real difference at all. And changing managers does not affect existing leases. Changing during a lease has great benefits. Your new agent then has time to assess the current tenants, (they may be great tenants badly managed).

**What to do next?**

**Contact me on 0423081883 or [sandy@hcrentals.com.au](mailto:sandy@hcrentals.com.au)**

**Thank you**  
***Sandy Henderson***