

Newsletter

ISSUE 41

31st March 2020

Coronavirus (COVID 19) and Rent Payments

The recent government announcement of a moratorium on evictions for rent arrears is not an excuse for tenants to fall behind in their rent. Payment of rent is still required from all tenants: the government is simply acknowledging that those affected will not be able to pay the required amount. The government hopes that agencies, tenants, and landlords can work together to achieve an outcome suitable to all concerned.

If a tenant's income has been reduced we are requesting written confirmation from their employer. A copy of the three most recent payslips will also assist in determining the extent of the change in their situation.

Some employees may be required to use sick leave, annual leave, long-service leave, or savings to cover the period when they are out of work, whilst others may keep working on reduced hours. Depending on a person's individual circumstances they may be eligible for assistance via Centrelink, or for payments via government stimulus packages.

We are encouraging tenants to check their eligibility with Centrelink, and stay informed via the mainstream media of what financial assistance the government will provide and how to access it. This may include withdrawal of superannuation funds, rent assistance payments, and one-off cash payments.

Receiving less rent than normal will be a financial strain for both landlords and agencies, and will require a change in how we all operate. Please contact your bank to check if you are eligible for mortgage payment relief.

The government's aim is for all parties concerned to get through this crisis with the least amount of disruption as possible to the pre-crisis status quo. In other words, the tenant still has a home; the agent still has a business; and the landlord still has a tenant.

Thank you to those landlords who advised us they will be compassionate regarding their tenants hardship. If we all shoulder some of the burden it will make recovery easier.

If you wish to advise us of how you will adjust please email Info@nhre.com.au or call 02 6025 8000 between 9am and 5pm Monday to Friday to leave a message.



Shop: 2/517 Sanders Rd (cnr Urana Rd), Lavington
PO Box 476, Lavington 2641

Email: info@nhre.com.au
Web: www.nhre.com.au
Ph: 02 6025 8000



NSW TENANCY LAWS CHANGED 23 March 2020

Differences to the way tenancies operate have come into effect.

Due to time and space restrictions related to COVID19 we will advise you of the changes en-masse next month.

However, as each situation arises we will discuss the new way of operating with you individually.

MAVIS LAWLER



I have dealt with Nigel as my rental management agent for 6 years, and then as my selling agent. He is always approachable and professional. I found Nigel has great knowledge of the area, and the market value of properties. He was always obliging and helpful with any matters I wished to discuss.

☆☆☆☆

TESTIMONIAL NIGEL HORNE REAL ESTATE

OFFICE ACCESS

The office is locked and human contact is being minimised. Where possible we are working from home and logging in remotely. Please use email as your first point of contact, or leave a message on 02 6025 8000 - which we will access a few times a day to retrieve messages.

We ask for your understanding that significant changes to our operations have been made to ensure we can continue providing the service, support, and advice our clients appreciate.

NEXT STATEMENT

Your April statement will be run on Friday 1 May.

Please stay safe & look after each other.



Nigel

*Melissa,
(Tori absent)*

Elaine

UNIT FOR SALE



2



1



2



\$210,500

1/433 McDonald Rd, Lavington