

Newsletter

ISSUE 54

1 June 2022



JUSTICE OF THE PEACE



AVAILABLE BY APPOINTMENT

Call: 6025 8000 or
Email: info@nhre.com.au

EXPERTISE AND COMMUNICATION

Can't thank Nigel and his team enough. Nigel's expertise and great communication made selling easy. Set our expectations and none of the hype we experienced with other agents. Can't recommend him highly enough.

☆☆☆☆☆
John McKinnie

NIGEL HORNE REAL ESTATE | TESTIMONIAL

Nigel Horne
REAL ESTATE
Rentals & Sales since 1995

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



Gas Heaters

By law gas heaters must be serviced and checked for Carbon Monoxide (CO2) levels every two years. Failure to do so can result in lethal levels of CO2 being emitted. Get yours done before the rush. Call us to arrange it - 02 6025 8000.

Office Hours

9am to 5pm Monday to Friday
Viewings of sales properties on Saturdays are by appointment.
After Hours emergencies are dealt with whenever they occur.

Your next monthly statement will be processed on Friday 1 July.

NSW Smoke Alarms

Changing batteries is the owners responsibility - NOT the agent or tenant's. BCMC can carry out your smoke alarm compliance, blind cord compliance, safety switch testing, and air cond cleaning for \$99 per property per year for **NSW** only. Call us on 02 6025 8000 to arrange it.

Checking Your Statement

Your monthly statements may have differing amounts of rent. This can be due to tenants paying weekly and there may be four or five payday's in a month. For example there were five Tuesdays in May but there are only four in June. In addition, tenants may pay well ahead in one month and then a smaller amount the next month but still be ahead. It's not the amount received that matters, but instead the "paid to" date.

Payments that are not a full weekly amount appear as "part paid". This means they are paid to a specific date and then part of the following week. For example a tenant whose rent is \$350 per week may appear on your statement as paid to 27 May plus part paid \$250. Because the daily amount is \$50 (\$350 divided by 7) this means they are actually paid to 1 June (27 May plus 5 days).

Please have your previous month's statement with you when checking the current month's statement. This will allow you to follow the dates and amounts.

If you have any queries please call 02 6025 8000 between 9am and 5pm Monday to Friday



PROPERTY SALES



Albury - Wodonga

Nigel Horne Real Estate

 Mark Armstrong
Co-Founder &
Executive Director

 Michael Davey
Chief Executive Officer

ratemyagent.com.au is Australia's leading real estate agent review website; helping people make informed, confident decisions about choosing the right real estate agent to buy, sell, rent or mortgage their property. Held on a national scale, the Agent of the Year Awards identify the leading real estate professionals in the country using customer reviews and transaction results as leading measures of success.

VERIFICATION CODE: ag367



Nigel



Elaine



Melissa



Jacqui

