



Valuable rental service guaranteed.

Your property in good hands

Valuables Properties will manage every detail of letting your property, so you don't have to. Here's what you can look forward to.

The right tenants

We'll find, screen and select the right tenants for you, using a rigorous verification process. | Screening process:

We want to know that your tenant will look after your property and pay your rent on time, and so we retrieve tenant profile information directly from a number of trusted data providers.

Affordability index: Calculates the rent your tenant can afford to pay

Verified contact information: Phone, email, social ID

Comprehensive consumer credit report

Verified ID

90-day transaction data from the banks

Moving in / out inspections

We perform these inspections through an App called Red rabbit which includes a full property report with photos of the premises to record / document the condition at the start and the finish.

This platform is also used to log maintenance issues.

Hassle-free letting

We'll put a watertight lease agreement in place to protect you and your property, manage your tenant relationship, and stay on top of lease renewals so your property always generates an income.

Secure rental payments

We'll invoice and collect your rent each month and pay accounts for you, like water, electricity and maintenance bills. We require your municipal account details to effect the payments.

We follow up on payment progress, reminders and timeous action in the event of late payment.

Attorneys a.o Morkel and De Villiers, Caren Langenhoven and others are part of our legal back-up system.

Inspection and no-stress maintenance

We'll make sure your property is kept in excellent condition and will highlight any maintenance needs. And if any work needs to be done, we'll gather two quotes for your approval. Our handymen are always at your service and offer affordable / realistic service charges.

We perform quarterly inspections and report any new issues wrt damage or relevant changes from initial occupancy. Evidence kept in accordance with PPRA standards.

Our Exposure

Valuables Properties makes use of all the top portal exposure available including Property 24, Private Property, IOL, Facebook marketplace and various other portals off our WEBBOX framework. Our very own website www.valuablesproperties.co.za is hit in excess of 30000 hits per month. Our unique visitors have a.o increased from 334 to over 2000 per month since January 2017.

What is tax deductible:

- Rental agent's commission or fees for securing a tenant.
- Advertising costs of marketing the property.
- Levies, municipal rates, insurance fees, water and electricity.
- Interest paid on the home loan, if applicable.
- Cleaning costs, garden services and security.
- Repairs and maintenance costs (excluding improvements to the property, as this would be deducted from capital gains tax).

Regular reporting

We'll keep you up to speed with regular feedback on the property and general condition. Your property is a valuable asset and we want to make sure it works for you.

Legal advice

Although we do all the appropriate credit checks, situations, like COVID-19 do arise where tenants commit a breach of contract and then refuse to cooperate or to vacate a property. In these circumstances the owner does not have a choice but to approach an attorney to evict the tenant from the premises.

Legal costs for an unopposed eviction can vary between R20,000.00 and R50,000.00 and opposed/defended matters can reach up to a R100,000.00, and more, if opposed.

To protect our landlords against this type of legal cost, we recommend secured Legal protection.

Our Fee

Our monthly commission from the rental amount is 8%.

We look forward to walking a rental journey with you.



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