

Fee's and Other Charges		Real Estate Agents	Property Manager
Fee for Service	<ul style="list-style-type: none"> Management fee 	<ul style="list-style-type: none"> 6-7% plus GST 	<ul style="list-style-type: none"> 10% + GST
	<ul style="list-style-type: none"> Initial Letting Fee Subsequent Letting Fee Letting Fee Renewal 	<ul style="list-style-type: none"> Yes in most cases 	<ul style="list-style-type: none"> No to all
	<ul style="list-style-type: none"> Tenancy Agreement Preparation Fee 	<ul style="list-style-type: none"> Yes in most cases 	<ul style="list-style-type: none"> No
	<ul style="list-style-type: none"> Administration Fee 	<ul style="list-style-type: none"> Yes in some cases 	<ul style="list-style-type: none"> No
	<ul style="list-style-type: none"> Preparation of case in respect of vacant possession/tenant damage etc Tribunal attendance as per above 	<ul style="list-style-type: none"> Yes in most cases 	<ul style="list-style-type: none"> Basic preparation and representation included
	<ul style="list-style-type: none"> Organising Repairs and Maintenance 	<ul style="list-style-type: none"> Included 	<ul style="list-style-type: none"> Included
	<ul style="list-style-type: none"> Body Corporate 	<ul style="list-style-type: none"> Extra fee payable as negotiated for services provided 	<ul style="list-style-type: none"> Extra fee payable as negotiated for services provided
Other Charges & Expense	<ul style="list-style-type: none"> Promotional/Marketing Expenses 	<ul style="list-style-type: none"> Yes in most cases 	<ul style="list-style-type: none"> No
	<ul style="list-style-type: none"> Administration Expenses 	<ul style="list-style-type: none"> Yes in some cases 	<ul style="list-style-type: none"> No
	<ul style="list-style-type: none"> Application for Tribunal or court orders in respect of vacant possession/tenant damage etc 	<ul style="list-style-type: none"> Yes in most cases 	<ul style="list-style-type: none"> In more complex cases fee's maybe charged in agreement with owner
Agents Commissions, Rebates and Discounts	<ul style="list-style-type: none"> The Agent shall be entitled to retain Commissions, rebates and/or discounts as disclosed 	<ul style="list-style-type: none"> Yes in some cases 	<ul style="list-style-type: none"> No
Vacancies		<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> 2 week vacancy cover within 1,3,5 year lease term (subject to conditions)
Insurance	<ul style="list-style-type: none"> Payable by the owner 	<ul style="list-style-type: none"> Unknown 	<ul style="list-style-type: none"> Managed through the Property Manager and the Consortium

Disclaimer: This document is for illustration purposes only. NRAS owners may wish to check out the range of fees that Real Estate Agents will charge as these may vary from place to place and time to time. Please seek independent advice if you require further information.

