LINTEL MANAGEMENT

FOR OWNERS AND AGENTS

One reliable tenant. A home that is looked after.

Lintel Management leases homes for a fixed term, pays the rent on time and looks after the property. A focused, specialist corporate leasing service: we only work with clients whose accommodation comes with secure government income streams. That keeps our structure simple, and it is why your rent is secure.

We pay you. Our income is secure.

- Lintel pays your rent on time, for the full term, even between occupants.
- Our income comes from secure, data-backed government income streams, not guest bookings.
- We only take a home when the data supports it, and we carry that risk, not you.

A home that is looked after

Weekly professional cleaning, a professional exit clean, and proactive maintenance. Every changeover is handled by us.

One contact

One company, one lease, one named person. Your agent keeps managing the property.

Quiet and private

Never listed publicly. No booking platform, no holiday guests, no parties.

Better than a standard rental

A property that is managed and looked after, with weekly cleans and maintenance, not just a tenant.

Better than holiday letting

No finding guests and no advertising, and every lease comes with our certificate of currency.

How it works

1. **Talk**
   We look at the home together, and agree the rent, the term and any upgrades.
2. **Lease**
   A standard lease with a short added section: your consent for us to sublease, and any upgrades you approve. You see the full wording before you sign.
3. **We manage**
   We pay the rent, keep the home cleaned and maintained, and give you one contact.

What we look for

Easy-to-manage, low-maintenance homes, from one-bedroom apartments to family homes, close to transport, shops and services. Holiday or residential. Pet-friendly homes are welcome.

Questions owners and agents ask.

Short answers, before they come up.

Who is the tenant?	Lintel Management is the tenant, responsible for the lease and all obligations to you.
Who pays the rent?	Lintel pays you the rent directly, on time, for the full term, regardless of occupancy. Our own income comes from secure, data-backed government income streams, so your rent does not depend on guest bookings.
Can my agent still manage the property?	Yes, if you have an agent. Lintel is simply the tenant, so there is one lease and one set of statements.
Do you work with private owners, without an agent?	Yes. All of the paperwork is still in place, and everything is kept compliant.
Does the lease allow Lintel to sublease?	Yes. That is the one addition. A short added section records your consent for Lintel to sublease, and any upgrades you agree to. Lintel stays fully responsible to you.
Who cleans and maintains the home?	Lintel undertakes professional weekly cleaning, an exit clean at every changeover, and proactive maintenance.
What about insurance?	You receive our certificate of currency before the lease is signed.
Can the property be inspected?	Yes, in line with tenancy law, with proper notice.
Are pets and upgrades allowed?	Pet-friendly homes are welcome. Upgrades such as fencing, security screens or sensor lighting only happen with your written approval.
What happens when the lease ends?	The home is returned in the agreed condition, after a professional exit clean, with the usual condition report and bond process.

Have more questions? Please feel free to contact us.

Let us talk about your home. **hello@lintelmanagement.com.au | 0423 672 881**