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**SIGNATURA**  
RENTALS

**If you've invested in Cape Town real estate,  
why not let Signatura simplify your life?**

**Northern Suburbs  
Durbanville**



**Looking to create an income stream from your residential investment property?**

Investing in residential real estate is a great way to build wealth. As an asset class, a buy-to-let property offer unique benefits, combining a rental income stream that can fund your investment by paying off your mortgage, with long-term capital growth that can produce market-beating returns. But there is a drawback: the business of finding and managing a tenant can be complex, time-consuming and involves potentially serious legal and taxation issues. If not handled professionally, your buy-to-let investment can become a real headache!

This is where the expertise of Signatura Rentals comes in. We offer a seamless suite of services that will take care of all the paperwork, remove the risk, and give you the financial benefits of your investment without any hassles.



## INDEX



◦ **Why Signatura?**



◦ **Map - Area Specialists**



◦ **Our Track Record**



◦ **Our Services**



◦ **Our Contact Details**



## Why Signatura?

### **We offer a one-stop service to help you manage the entire rental process**

Signatura Rentals, a subsidiary of Signatura Property Developers, has a proven track record of procuring and managing quality tenants, both for buy-to-let investors in our many prestigious developments and for many other property owners in the greater Cape Town area.

The initial idea behind Signatura Rentals was to offer our clients a full suite of property investment and real estate services. So in addition to developing outstanding real estate products, we are also able to assist in finding a quality tenant, as well as taking care of all the administration and management of their lease agreement.

Sometimes, this process takes place prior to handover from the developer, which means that our investors are often able to generate a rental income from their investment property from day one!

This expertise means we are ideally positioned to partner with other development companies as well, offering their investment buyers position the very same suite of real estate services.





## Rentals Specialist

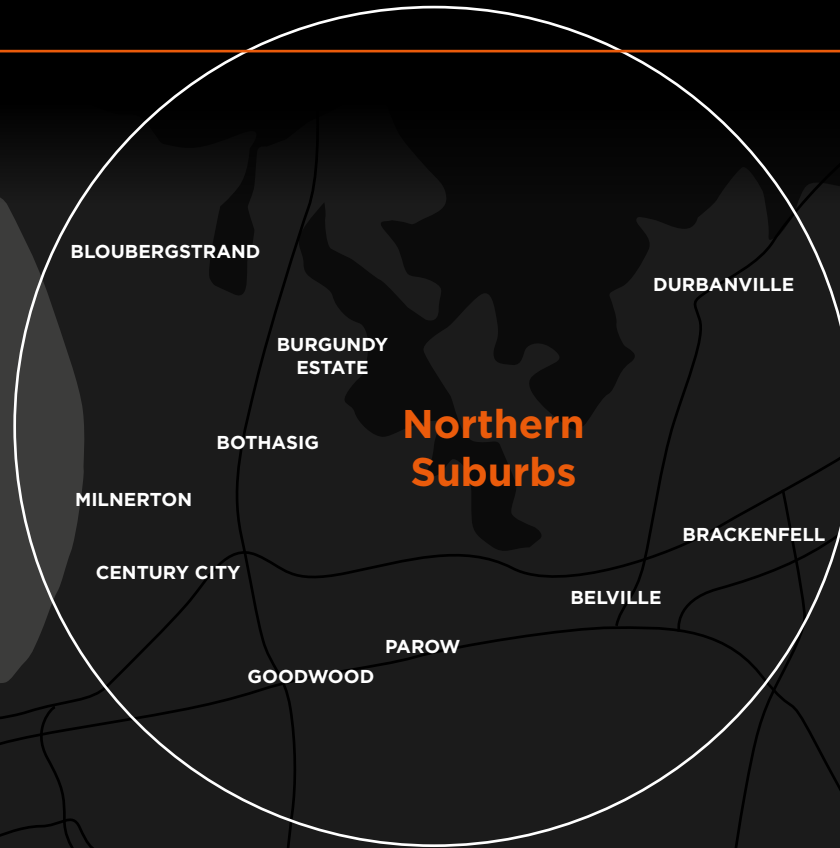


### Simon Barret

Northern Suburbs

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## Northern Suburbs

MOUILLE POINT  
GREEN POINT  
SEA POINT  
FRESNAYE  
BANTRY BAY  
CLIFTON  
CAMPS BAY  
VICTORIA & ALFRED WATERFRONT  
CAPE TOWN CITY BOWL

## Atlantic Seaboard and City Bowl

LLANDUDNO  
HOUT BAY  
CLAREMONT  
KENILWORTH





## Our Track Record

Since being established in 2012, Signatura has helped hundreds of property owners successfully tenant their properties – and not only in our developments!

Our rental teams in the City Bowl, Atlantic Seaboard and the Northern Suburbs have succeeded in finding tenants and managing the entire leasing process in for owners of freestanding houses, apartments and townhouses.





## Our Services



We offer two different packages, depending on how much you want to be involved with the management of your rental property.

### PACKAGE ONE: COMPREHENSIVE MANAGEMENT

#### FEES: 4% OF LEASE VALUE PLUS 8% OF THE MONTHLY RENTAL

This is our all-inclusive package of services. We take care of everything, from finding a tenant to managing every single aspect of the rental relationship and the maintenance of the property. We'll even pay your municipal rates bill and body corporate levies every month on your behalf!

#### Services Include:

- Advertising & Marketing of the Property
- Scheduling & Conducting of Property Viewings
- Comprehensive Application Screening: Credit & Reference Checks
- Comprehensive Lease Agreement
- Tenant Placement & Handover of Keys
- Entry Inspection of the Property
- Exit Inspection of the Property
- Comprehensive Inspection Reports with Date Stamped Inspection Photos
- Collection & Distribution of Monthly Rental
- Comprehensive Landlord Distribution Statements (Monthly)
- Tenant Billing & Comprehensive Tenant Statements (Monthly)
- Management of Municipal Account
- Management of Body Corporate Account
- Recovering of Tenant Utility Charges on Levy Statement
- Management of Maintenance Requests
- Allocations & Payments to Contractors for Property Maintenance (Subject to Landlord Approval)
- Landlord Tax Statements (Anually)

*I would like to commend Nickie Barret and Signatura Rentals for always giving us the very best service. From prompt action to great communication and reasonable rates, they have been servicing our rental properties for 10+ years and we have always been happy and comfortable.*

**Stuart Aitken**

#### Example of Fee Structure - Comprehensive Management Option (Prices Excl. Vat)

Monthly Rental	R12,000.00	
Lease Term	12 Months	
Lease Value (i.e. Monthly Rental x Lease Term)	R144,000.00	
Procurement Fee @ 4% of the Lease Value	R5,760.00	(Once-Off)
Monthly Management Fee @ 8% of the Monthly Rental	R960.00	(Monthly)



## Our Services



### PACKAGE TWO: TENANT PROCUREMENT ONLY

#### FEES: 8% OF CONTRACT VALUE

#### Services Include:

If you'd like us to do the heavy lifting in terms of finding a good tenant for you and putting a sound lease agreement in place, but are prepared to manage the relationship between yourself and your tenant going forward, our Tenant Procurement package may suit you better:

#### Services Include:

- Advertising & Marketing of the Property
- Scheduling & Conducting of Property Viewings
- Tenant Screening: Credit & Reference Checks with TPN Rentcheck, TransUnion ITC and Experian
- Comprehensive Lease Agreement
- Tenant Placement & Handover of Keys
- Entry Inspection of the Property
- Entry Inspection Report with Date Stamped Inspection Photos

\* With our Tenant Procurement Only option, from this point onward the tenant will deal directly with you, the landlord.

*I have a 9-year long-standing relationship with Nickie and Simon taking care of my property portfolio. We grew together in the trade and I trust them completely with our properties. They are very professional and transparent with their dealings. The trade does have its challenges but to date, no challenge cost me additional to get resolved. From an investment point of view, I will keep growing our portfolio with them as my partners.*

*Francois*

#### Example of Fee Structure - Tenant Procurement Only Option (Prices Excl. Vat)

Monthly Rental	R12,000.00	
Lease Term	12 Months	
Lease Value (i.e. Monthly Rental x Lease Term)	R144,000.00	
Procurement Fee @ 8% of the Lease Value	R11,520.00	(Once-Off)





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**CONTACT US FOR A FREE ASESMENT**

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