

BARCLAY MIS

“WHY should I subscribe to Barclay MIS Protect & Collect ?”

One of the main reasons tenancy defaults escalate is that as soon as your agent serves the termination notice, as set out in the legislation, they are locked into a series of timelines.

Your agent cannot deviate from these timelines or they expose you to substantial fines under the tenancy legislation. While your agent follows the guidelines in order to protect you, Barclay MIS Protect & Collect are able to put a third party pressure on the tenant to ensure they pay or understand the consequence for non-payment and/or additional damage.

Working together with your agent Barclay MIS Protect & Collect can help prevent or stop the escalating default or damage by applying a third party pressure coming from ‘The Debt Collector’.

Subscription to Barclay MIS Protect & Collect effectively works to prevent the problem and can be used as early as day 4 of arrears. Further, in the event of a debt arising Barclay MIS Protect & Collect will recover the funds outstanding at no additional cost to you, that’s no legal fees or charges, we can even recover the excess on insurance.

“ But I have landlords insurance so why have this as well ?”

- ★ Makes tenants accountable for their actions.
- ★ Early intervention by utilizing Barclay MIS Protect & Collect on-line services, in conjunction with your agent’s processes reduces the potential and/or size of tenant debt.
- ★ Insurance doesn’t always cover you for everything!

Your subscription to Barclay MIS Protect & Collect means we will recover any shortfalls including excesses.

“HOW does my subscription to Barclay MIS Protect & Collect help me recover funds from my tenants?”

- Helps prevent problems with use of on-line services designed to be used throughout the tenancy by applying a third party pressure on a defaulting tenant.
- Enforces tribunal orders allowing Barclay MIS Protect & Collect to:
 - ★ Seize tenants assets
 - ★ Garnishee tenants wages
 - ★ Garnishee tenants bank accounts

It just makes good commercial sense to stop the problem before it escalates into a loss.



BARCLAY MIS

PROTECT & COLLECT



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FOR ASSISTANCE IN EACH STATE:

Phone: 1300 883 916

fax: 1300 883 917

email: inquiries@barclaymis.com.au

The Barclay MIS Protect & Collect Plan is administered nationally by:

Barclay MIS Protect & Collect Australasia Pty. Ltd.

National Administration Centre
P. O. Box 553, Wynnum Qld 4178

www.barclaymis.com.au

ACN: 159 636 423



For just **\$1.06** a week you can have access via your agent for the protection of your rental cash flow

Would you rather have
your rent paid every week or
...wait months to lodge a claim?

Preventing a loss to your rental cash
flow is just good commercial sense.



If your tenant vacates your property leaving an outstanding debt over and above the bond and your agent obtains a tribunal/court order Barclay MIS Protect & Collect will locate your tenant and recover any outstanding monies owed to you. These monies will be paid to you free of any commissions or legal fees, you simply need to subscribe to the Barclay MIS Protect & Collect before the problem commences and all you'll ever pay is \$55.00 per annum.

Barclay MIS Protect & Collect can recover monies owed for cleaning, rubbish removal, gardening, damages, water usage, insurance excess and of course rent.

If you are owed a \$1000 we will recover that \$1000 from the tenant and pay that to you.

Unlike traditional insurance policies, we don't care if the money owed to you is for cleaning, rubbish removal, gardening, rent or damages. To us damage is damage, there's no difference between malicious damage or accidental damage.

All we care about is the dollar value on the Tribunal Order that is owed to you.

IT JUST MAKES GOOD SENSE TO PREVENT A PROBLEM!

"When can the cover be used?"

- ★ As early as 4 days in arrears
- ★ Assisting with enforcement of payment plans during the tenancy
- ★ Locating a tenant to allow for the service of tribunal / court documents
- ★ Enforcing court / tribunal orders
- ★ Recovery of unpaid water charges

"What can the cover be used for?"

- ★ Searching an applicant's rental history through a defaulting tenant database 'FastTrack'.
- ★ Free advice for owners on tenancy matters
- ★ Assisting with the eviction of tenants from your property, together with the removal and storage of tenants goods * per legislation
- ★ Audit of insurers pds's to ensure you are covered for drug lab clean up costs and losses. If landlord insurance declines or reduce a claim Barclay MIS Protect & Collect will audit the claim to confirm Validity of the reduction.
- ★ Recovery of monies owed by your tenant as a result of unpaid rent and damages to the property.



The Barclay MIS Protect & Collect Plan...

Tax Invoice Details

Please complete and send this form back to your managing agent or return to Barclay MIS.

Yes, my residential property is worth protecting!

Please list the address(es) of the property(ies) you wish to protect.

1.....
.....Postcode.....

2.....
.....Postcode.....

3.....
.....Postcode.....

For subscription to commence, the following criteria must be met for each property:

- A Tenancy Application Form has been completed by each adult occupant of the property.
- Property must be in a positive rental situation at commencement of cover.

Owners Name.....

Postal Address.....
.....Postcode.....

Phone.....Sign.....

Agents Name.....

Suburb/Town.....



NATIONAL ADMINISTRATION CENTRE

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