

R&R Real Estate Rental Guide

Your trusted partner in stress-free rentals

At R&R Real Estate, we pride ourselves on offering a full suite of rental services to ensure peace of mind for both landlords and tenants. Whether you're looking for a **fully managed rental solution** or simply need help **procuring a tenant**, our experienced team is here to help

Our Rental Services

1. Procurement-Only Rentals

For landlords who prefer to manage their property independently but need help finding the right tenant:

- **Professional Marketing:** High-quality photographs, detailed listings on top property portals, and exposure through R&R's established networks.
- **Thorough Tenant Vetting:** Comprehensive screening, including credit checks, references, and employment verification.
- **Lease Preparation:** Professionally drafted lease agreements compliant with South African law.
- **Handover Process:** We oversee inspections, ensure deposits are collected, and provide a smooth handover to you and your tenant.

Once the lease is signed and the tenant has moved in, you'll take over the day-to-day management.

2. Fully Managed Rentals

For landlords who prefer a hands-off approach, our **Managed Rentals** offer complete peace of mind:

- **Tenant Placement:** Full marketing and vetting as in procurement rentals.
- **Monthly Rent Collection via PayProp:**
 - Rent is collected and managed through PayProp, a secure and automated payment platform.
 - You'll receive detailed monthly statements and instant notifications.
- **Property Inspections:** Entry, interim, and exit inspections with photographic reports.
- **Repairs and Maintenance:** We arrange and oversee repairs using trusted contractors.
- **Compliance & Documentation:** From lease renewals to deposit management in an interest-bearing trust account, everything is handled for you.
- **Arrears Management:** Automated reminders and collection processes to ensure prompt rental payments.

With managed rentals, R&R Real Estate acts as your **property partner**, ensuring your asset is protected and your tenant experience is smooth.

Benefits for Landlords

- **Hassle-Free Management:** Whether you choose procurement or managed rentals, we remove the stress of tenant sourcing and compliance.
- **Legal Protection:** Our leases meet all **Rental Housing Act** requirements, and deposits are managed securely.
- **Trusted Technology:** PayProp ensures secure transactions, full transparency, and reliable reporting.
- **Market Expertise:** As local property experts, we provide accurate pricing strategies and attract quality tenants.

Benefits for Tenants

- **Fair and Transparent Processes:** Clear lease terms and upfront communication.
- **Easy Rent Payments:** Simple, automated debit orders via PayProp.
- **Quick Issue Resolution:** Dedicated support for maintenance and repairs in managed rentals.
- **Professional Support:** Guidance throughout the application, move-in, and renewal process.

PayProp – Secure, Automated Payments

We use **PayProp**, South Africa’s leading rental payment platform, to ensure:

- Fast, automated rent collection and landlord payouts.
- Real-time statements for landlords and tenants.
- Transparent audit trails for all transactions.
- Simple debit order setup for tenants.

FAQs

1. What is the difference between procurement and managed rentals?

- Procurement covers tenant sourcing, vetting, and lease setup. You manage the property thereafter.
- Managed rentals include full administration, maintenance, and ongoing tenant management by R&R Real Estate.

2. How is the rental deposit handled?

- Deposits are held in an **interest-bearing trust account** as per the Rental Housing Act. Interest accrues to the tenant.

3. How do tenants pay rent?

- Rent is collected securely through **PayProp** via debit order or EFT, ensuring on-time payments.

4. How often are inspections done?

- Inspections take place at move-in, periodically during the lease, and at move-out to ensure property condition.

5. Do you assist with maintenance?

- Yes, for managed rentals, we coordinate trusted contractors for repairs, keeping landlords informed at every step.

Why Choose R&R Real Estate?

- **Experience & Local Knowledge:** Deep understanding of the KwaZulu-Natal Midlands and Johannesburg markets.
- **Professional Service:** From legal compliance to tenant care, we handle it all.
- **Tech-Driven Efficiency:** PayProp ensures secure, automated, and transparent rental management.
- **Personal Touch:** We're a boutique agency that values relationships over transactions.