

# Switching Property Managers

## A Simple Guide for Investment Property Owners

Understanding your options, your rights, and how to ensure your investment is supported the way it deserves.

Petrichor   
property

# A Note from Melinda

Managing an investment property should feel steady, transparent, and well-supported. If at any point it doesn't, it's completely reasonable to explore your options.

Many owners are surprised to learn how straightforward it can be to change property managers — even mid-lease.

This guide outlines the process in a calm, practical way, so you can make informed decisions whenever the time feels right.



# You Can Change Property Managers at Any Time

Most management agreements include a notice period (commonly 30–90 days), but you are not locked in beyond that.

A change can occur:

- during a tenancy
- during a lease renewal
- during a vacancy
- or whenever you feel your expectations aren't being met

A professional agency will ensure the transition is smooth and respectful.



# Your Tenants Are Not Disrupted

This is one of the biggest concerns owners have — and one of the easiest to resolve.

When switching:

- the tenancy agreement remains unchanged
- rent continues as normal
- the tenant simply receives a polite introduction from the new manager
- all records, keys, and documents are transferred behind the scenes

A well-managed transition feels seamless for everyone involved.



# Your New Agency Handles the Entire Process







If you choose to move across, the incoming agency (including Petrichor Property) manages:

- ✓ notifying the outgoing agent
- ✓ arranging the file and key transfer
- ✓ updating compliance records
- ✓ introducing themselves to the tenant
- ✓ ensuring rent and maintenance continue without interruption

You don't need to have any uncomfortable conversations — it's all handled for you.

# Common Reasons Owners Choose to Switch

Every situation is unique, but these are the themes I hear most often:

-  slow or inconsistent communication
-  vacancy taking longer than expected
-  maintenance not being handled proactively
-  rent not achieved or reviewed regularly
-  feeling like just another file, not a valued client
-  high staff turnover or lack of continuity

If any of these resonate, it may be worth reviewing your options.

# What a More Hands-On Approach Can Look Like

At Petrichor Property, I personally oversee every property. Owners have my direct contact details and can reach me whenever they need clarity or reassurance.

My approach is grounded in:

- consistent, proactive communication
- careful tenant selection
- immediate rental payments (no agency disbursement delays)
- thorough maintenance and compliance oversight
- 30+ years of real estate, building, and renovation experience

If you ever feel your investment deserves a more attentive, owner-led style of management, I'm here to help.

# How Simple the Switching Process Can Be

If you decide you'd like to explore switching:

You let me know you'd like to review your options

I check your current agreement and confirm the notice period

I prepare and send the termination notice for you

I handle the entire handover with your current agent

You and your tenant receive a warm, clear introduction

Management continues seamlessly from there

It's calm, respectful, and fully managed on your behalf.

# No Pressure – Just Support if You Ever Need It

Even if you're simply curious about what a different approach might look like, I'm always happy to offer an independent review or answer any questions.

You're welcome to reach out at any time.

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