

# 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

### FOR ASSISTANCE IN EACH STATE:

**Phone: 1300 883 916**

**fax: 1300 883 917**

**email: [inquiries@barclaymis.com.au](mailto: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](http://www.barclaymis.com.au)**

ACN: 159 636 423



**BARCLAY MIS**  
PROTECT & COLLECT



For just **\$1.27** 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.



For just **\$1.27** a week you can  
have access via your agent to the  
protection of your rental cash flow.

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 \$66.00 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 \$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? ”*

- ★ Ability to search an applicant's rental history  
through a defaulting tenant database  
'Tenant/Property Track' together with the ability  
to monitor rental property histories.
- ★ Free legal advice for owners on tenancy matters
- ★ Assisting with the eviction of tenants from your  
property, together with the removal and storage  
of tenants food \*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.



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## 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 property is worth protecting!

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

1.....

.....Postcode.....

2.....

.....Postcode.....

3.....

.....Postcode.....

For cover 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.....



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### NATIONAL ADMINISTRATION CENTRE

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