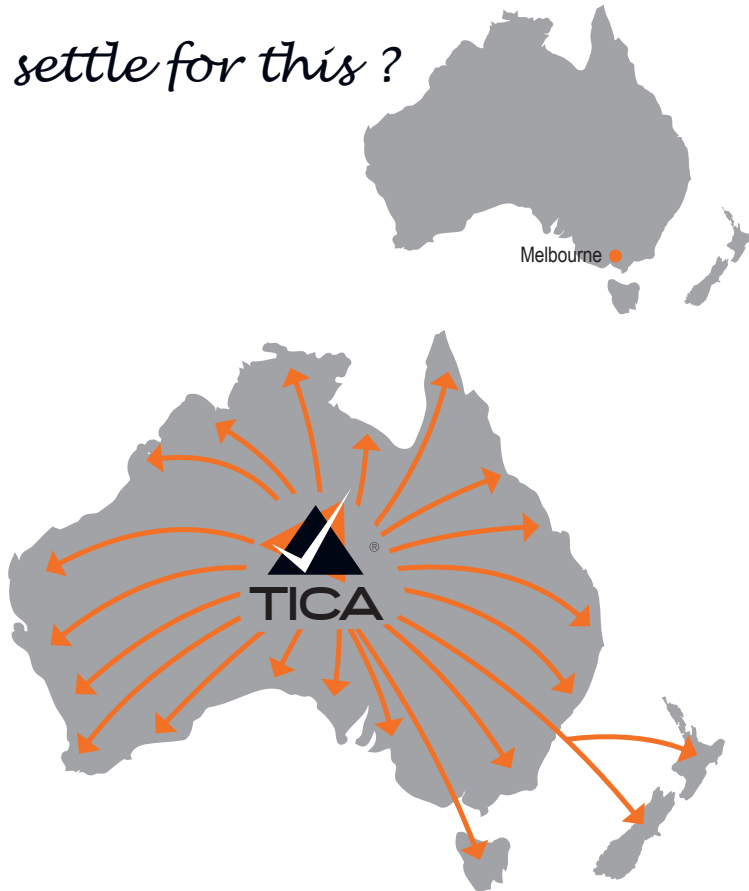


WHY SETTLE FOR LESS ?

Why settle for this ?



When you can have this !

Join Today to Access

- Australia's largest Tenancy History Database
- Unlimited Tenancy History Database searches
- Unlimited Enquiry Database searches
- Unlimited lodgements
- E-mail alerts on your default tenants
- Free access to TICA Virtual Manager
- Free access to a range of stationery
- Insurance services
- Trained staff to answer any questions

All this and more for only:

**\$484.00 inc. GST
(ONE COUNTRY ONE PRICE)**

Casual Membership available \$POA

EMPOWERING THE INDUSTRY

Did you know

- Tenant Unions recognise TICA as being the main Tenancy Database operator.
- TICA processes on average 121,046 enquiries per month.
- TICA members list on average 1,562 tenants per month.
- TICA processed 10,312 tenant access requests in 2009.
- TICA members have a positive match ratio running at 78.5%.
- TICA is used by over 6,000 offices throughout Australia.
- TICA has Government Departments & Community Groups accessing the Database for tenancy selection.



Contact Details:

P: 02 9743 1800
F: 02 9743 4844
E: membership@tica.com.au
W: www.tica.com.au



INTRODUCTION

After a career in real estate spanning over twenty years, the Director of TICA identified the need to establish a National Tenant Database and a Default Tenancy Control System that united property managers from around the country.

With the world and indeed Australia becoming smaller every day, more and more people are seeking a change of address for one reason or another. It is a well known fact that tenants can be a transient group who not only move suburbs but also interstate. The need for a true National Default Tenancy Control System has never been more important.

TICA is a service provider to the property management industry providing it with access to valuable tenancy information sourced from our members in every state and territory throughout Australia.

Unlike a number of other service providers, TICA was designed from the ground up by real estate agents for real estate agents. The TICA National Tenant Database has grown over the years to be the largest Tenant Database in Australia with over 5 million records gathered from over 6,000 members.

TICA revolutionised the way in which a pre-tenancy selection process occurred with the introduction of its Default Tenancy Control System. This system empowered our members with the advantage of always being one step ahead of tenants by supplying property managers with beneficial information that is needed in an ever changing and challenging marketplace.

TICA is and always has been more than just a Tenant Database. Our systems offer our members the ability to make informed decisions when considering a tenancy applicant.

TICA constantly investigates ways in which to add further beneficial protective measures by enhancing our services for members. The easy to use system along with live timely results keeps you that one step ahead without the need to provide any of your client's confidential details.

The war cry "breach of duty of care" is greatly diminished when you can advise your clients that you have access to Australia's largest Tenancy Database and have taken every step possible to reduce their chances of inheriting a problem tenant.

Most importantly, you can rest easy knowing you are dealing with a company that provides a system which has been tested and is truly privacy compliant.

As a member of TICA, you will be dealing with a company that has "sat where you are" and is there to defend it's members rights and the rights of their clients.

TICA was the first company to:

- Unite property managers from around Australia and New Zealand.
- Launch a National Tenancy Database.
- Launch it's service Internationally.
- Provide Landlord Insurance along with it's National Tenancy Databases and Default Tenancy Control System.
- Attract media attention on a National and International level **and more ...**

BENEFITS

A Tenancy Database is only as good as it's Membership strength and data. No other Tenancy Database company can compare to TICA's membership size, quality of service and quantity of data.

Simply put, no other company can offer you the service, systems, protection and nationwide coverage that TICA can.

With members **Here**, **There** and **Everywhere** throughout Australia and New Zealand it's no wonder that TICA leads the way in National Tenancy Databases and Default Tenancy Control Systems.

As the pinnacle of Tenancy Database operators throughout Australia, the benefits of TICA Membership are many and include -

- Access to over 5 million tenant records covering;
 - ✓ Who they rented through,
 - ✓ Where they rented,
 - ✓ Where they are applying.
- Be part of a 6,000 strong Australia wide Membership that spans every State and Territory.
- Receive automatic e-mail alerts when your reported tenant applies to another member thus eliminating the need to wait for a call from another property manager.
- Have an up-to-date live skip tracing tool.
- Enjoy a fully trained support team available to assist in risk management and tenancy matters.
- Low cost Membership fee with no enquiry charges or other costs.
- Access to one of the best Landlord Insurance policies within Australia.
- Online Insurance cover note facility.
- Access to TICA Virtual Manager, an automatic tenant tracking system advising when your tenants apply elsewhere, even whilst residing with you.
- You will be dealing with a company that has "sat where you are" and is there to defend it's members rights and the rights of their clients.
- Stationery items, i.e. Tenancy Application Forms **and more ...**

LEADING WITH INNOVATION

The TICA Virtual Manager is TICA's latest product released to the market.

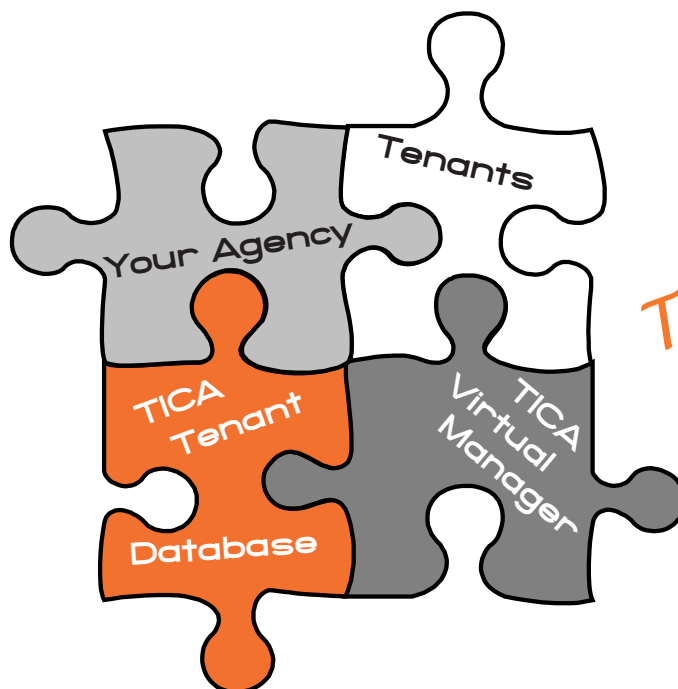
TICA Virtual Manager is your own internal database, which means it is not subject to any State Legislation that governs Tenancy Databases or its users.

TICA Virtual Manager is available to all TICA members as part of their standard Membership that fall into the categories of Real Estate Agent, Residential Unit Managers or Caravan Parks.

This innovation is another step TICA has taken to continue to Empower the Industry.

Benefits of using TICA Virtual Manager:

- Record all your Tenant's details within the system; which then allows you to flag tenants you wish to be tracked within the TICA system when they apply elsewhere.
- Receive automatic e-mails on flagged tenants when they have applied for rentals with other TICA members, whilst they are your tenant residing in your management.
- Put a stop to your tenants having the ability to do the "midnight run".
- Auto lodgement facility to list your default tenants on the TICA Tenancy History Database with the click of a button.
- The most innovative protection tool released to the Industry in years.



*TICA Joining
the Pieces*