

Chapmans

Case Study Work Relocator

The client

Our client is a professional person who was moving away from Edinburgh but not wishing to sell her property.

What they needed

She initially needed advice on rental income, work required to prepare for letting and likely monthly income vs expenditure. She then needed someone to take on the full advertising and management of the property.

Why they chose us

She chose us as she wanted an expert to ensure regulatory compliance and wanted a fully informed service. She wanted a team who would handle all aspects of the property letting and management.

What we did

During the initial consultation we assessed the affordability of the client renting out her property through an agency. We looked at all aspects including the property's gearing, mortgage costs, likely income, likely cost savings as tenanted (i.e. council tax, broadband, utilities etc) and agreed that full property management was an affordable option. We were then instructed to proceed. The process of preparing to let and tenant move in was 2 weeks. A 12 month initial term was negotiated with the tenants to suit the landlord as we agreed this would tie in with her own rental arrangements, give her enough visibility of tenure and income stream but still providing flexibility of repossessing the property if her circumstances changed.

What the client said

I have been involved with Chapmans as my property agent for around 12 months. I was a first time landlord and was more than slightly daunted by the legal and regulatory requirements. Chapmans quickly put my mind at rest ensuring that I was fully covered in all aspects and aware of what was required. Chapmans acted quickly in marketing and letting my property with only a matter of weeks between my initial instruction and tenants moving in and with all enquiries and viewings handled in a competent and professional manner.

Since then, it has been an absolute joy dealing with Chapmans and I have been able to confidently place my complete trust in them and put my property to the back of my mind. They remain in constant contact with the tenants and undertakes regular inspections of the property, updating me as required and providing regular reassurance that the property is being well maintained by the existing tenants. Furthermore, they are quick to identify any changes to regulatory requirement and I am confident therefore that I am fully and quickly informed of any changes to my responsibilities.

JM, Portobello