

WHY YOU SHOULD USE US...

BELOW ARE JUST A FEW REASONS WHY YOU SHOULD CONSIDER USING CHAPMANS TO HELP YOU MANAGE YOUR PROPERTY...

1. PROFESSIONAL STANDING – Chapmans is a trusted and accredited agency through Landlord Accreditation Scotland and is also a CLA member (Council of Letting Agents).

2. COMMUNICATION – we are a smaller agency which means you will benefit from the whole team knowing you, your property and your tenants.

3. PEACE OF MIND – we remain up-to-date and where possible, one step ahead of everything going on in the rental sector so at all times we are highly knowledgeable and informed.

4. UNDERSTANDING – we understand the delicate balance of the financial and emotional issues that come with owning and managing property because we are landlords ourselves.

5. INSIDE OUT – we promise that your property will be well managed to the highest of standards at all times by our team of experts and that we will make it our business to know your property as well as you do.

6. QUALITY CHECKS – our reference checking process is rigorous and to date, we've never had a single rent default. We also place a huge amount of importance on carrying out a thorough inventory and periodic inspections throughout each tenancy.

7. FUTURE-PROOFING – we understand and fully appreciate that your property is an investment that needs to be cared for and nurtured and so we constantly take steps along the way to make sure your property is protected now and for the future in terms of rental yield and capital value.

8. EXCELLENT SERVICE EXPERIENCE – since the agency began, we have never had a client leave us because they were unhappy with our service – we like to think that speaks volumes!

APPROACHABLE & AVAILABLE...



OUR OFFICE IS OPEN
MON-FRI 9AM-5PM



GIVE US A CALL ON
0131 447 4453



VISIT OUR WEBSITE AT
chapmanspm.co.uk



EMAIL US AT
info@chapmanspm.co.uk



CONNECT WITH US ON
LINKEDIN



FOLLOW US ON
TWITTER



FOLLOW US ON
FACEBOOK

Initial
Response



Zoopla.co.uk
Smarter property search

Lettingweb.com
The UK's internet letting portal



TO FIND OUT MORE...

To discover more about how we can help you and your family manage your property in your later years or when capacity issues arise, please contact **Laura Chapman** for a no-obligation, confidential discussion.

T: 0131 447 4453

E: laura@chapmanspm.co.uk

You will also find more information about all of our services at
www.chapmanspm.co.uk

We can work alongside your existing professional advisers, or introduce you to relevant members of the Edinburgh Care Forum...

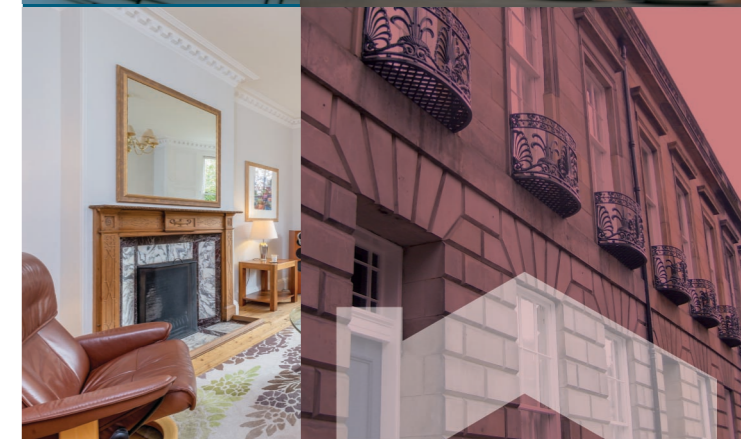
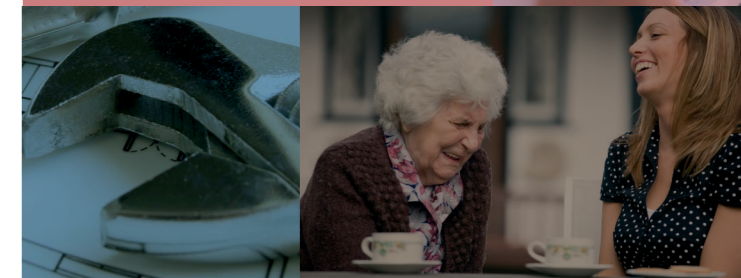


Chapmans is a founding member of the Edinburgh Care Forum. A group of passionate long term care specialists with a common goal – to provide a high level of advice and support to those in need of specialist care. This can be at any point in the process where they are required and have to pay for their care, whether in their own home or a residential care home.

For more information about the Edinburgh Care Forum, including additional case studies visit ...
www.edinburghcareforum.com

chapmans
PROPERTY LETTINGS & MANAGEMENT

**MANAGING YOUR
PROPERTY IN YOUR
LATER YEARS OR
WHEN IN CARE...**



Chapmans is a small yet mighty full service Property Lettings & Management agency based in Edinburgh. Our team of friendly and cheerful letting experts apply a common-sense approach to our range of specialist services, tailored to suit your specific needs. Our clients choose us for our reputation for sensitivity, professionalism and integrity.

Providing high quality advice and support to people in need of specialist care is something Chapmans is passionate about.

In a sector filled with legislation, rules and regulations and more changes on the way, we are a reliable, steadfast and accredited service provider - offering added peace of mind that you and your property are in good hands. Since we began back in 2010, we have been dedicated to keeping our clients happy and our standards high – ensuring your family home is protected, is supplying a regular income stream (perhaps to help pay towards care needed) and is future-proofed.

Moving out of the family home at any time in your life can be an emotional process, with memories in every nook and cranny. It's even more poignant if you're leaving in your later life or for care reasons.

While we feel it's better to stay in your own home for as long as it is possible and enjoyable, if and when you decide to leave, Chapmans can make the sale or rental of your home as easy and stress-free as possible.

We'll start by helping you and your family assess your options. If you're moving into sheltered accommodation or care and have made suitable provisions to pay the fees*, you don't necessarily have to sell your home. If you want to keep it in the family, we can let and manage it for you. That way you'll retain ownership, protect a valuable asset and generate income. We'll undertake a rental appraisal to help you evaluate if this is the best route for you financially. If renovation works would increase the rental value, we'll advise on this too and arrange them for you.

*Long Term Care Fees Planning is a complex area and if you haven't done so already you should seek financial advice from a qualified expert as soon as possible.

Letting could also just be a short-term option for you, ensuring your home does not lie empty, while you decide what to do longer term. However, we also offer Void Management - a service that is especially useful for relatives who live at a distance. We check the empty property, forward post, run all the taps, and check for leaks and damage on a fortnightly basis. This can also be helpful for insurance purposes.

If you ultimately choose to sell, we can give you advice on how to proceed to maximise your return and minimise the stress and anxiety.

Helping families – how we helped a widow in her late 70s manage her property when she moved into sheltered accommodation.

OUR CLIENT: Our client felt she needed to move into sheltered accommodation. She had lived on her own for the last decade, and in the family home for thirty years.

WHAT SHE NEEDED: She and her family did not wish to sell the house but needed it to be occupied and provide supplementary income to offset the new accommodation costs.

WHAT WE DID: We provided a rental assessment, so she and her son could work out the viability of retaining the family home. We ensured it met all the legislative safety requirements and discreetly advertised it for rental. We conducted viewings when she was out, so she did not need to be unsettled. When we found the right tenant, we introduced them to our client who was delighted to know a young family would enjoy living in her home. We arranged for the tenant to move in a week after she moved out, giving us time to organise a pre-let clean and inventory but with a minimum void period. Now, a few years on, we deal directly with her son as she no longer feels able to be the direct contact.

WHAT THE CLIENT'S SON SAID:

“ It was great being able to use Chapmans at this stressful time in my mother's life. They sorted out everything that needed to be done to let the property with as little involvement from us as possible. The property has now been let for almost 4 years. Having Chapmans on board means that my mother and I do not need to worry about the property. We can focus on quality time together, knowing that the place is being looked after. Thank you.”

Working with professional advisers, Guardians and Power of Attorney holders – how we helped the Guardian of an elderly gentleman maximise the return on his property assets.

OUR CLIENT: Our client was the Guardian for an elderly gentleman who had recently moved into a care home. She had a duty of care to maximise the return on his assets in the most appropriate manner according to his life expectancy.

WHAT SHE NEEDED: Following the granting of the Guardianship Order, she needed to complete a Management Plan with a Financial Planner. They needed an initial appraisal of the property – i.e. rental potential, likely time to let, costs of bringing it up to rental standards and so on. They were then able to complete their Management Plan, submit it to the Office of Public Guardian and once approved, instruct us to proceed to let.

WHAT WE DID: We viewed the property and provided a Property Appraisal report, which detailed what needed to be repaired, removed and replaced to meet legislative and lettings requirements. We provided a likely rental valuation and estimated time to let. Once the Management Plan had been approved, we were authorised to proceed with the suggested works and market for let.

WHAT THE CLIENT SAID:

“ Using Chapmans was so easy. They were extremely professional and capable. They provided a really useful service and income stream to my client. Because they have such a high level of expertise and experience, they were able to carry out this work in a pain-free way, generating the best use of my client's assets at a stressful time in his lifecycle.”