

Parler Paris APARTMENTS

Short-Term Luxury Vacation Apartments

Parler Paris luxury vacation apartments are only of the highest quality, ranging in size to accommodate from one to several guests, and are ideal as your home-away-from-home in Paris. Apartments are fully equipped with everything you need to feel totally at home for stays from 3 days to 3 months to make your visit as enjoyable and memorable as possible. Many of the apartments are owned by our own clients and readers. These are the kinds of owners you can fully trust and they are seeking trustworthy tenants such as yourselves, to welcome to their Paris homes. Visit www.adrianleeds.com/parlerparis/apartments



Rental Reservations and Concierge Services

Parler Paris Apartments offers reservations and concierge services to owners whose apartments fit the high quality standards and demands of the clientele. To become one of our trusted

owners, contact our Rental Manager for an individual consultation and rental proposal: Apartments@AdrianLeeds.com

French Property Conference

FRENCH PROPERTY CONFERENCE

Living and Investing in France Real Estate Conferences and Seminars

If you've always dreamed of owning your own "pied-à-terre" in Paris or home in the provinces of France, perhaps as a future retirement home or as investment property yielding rental revenues...these informative conferences and seminars in both the U.S and Paris have assisted hundreds of people in making their dreams to live and invest in France come true. Since 2002, our seasoned professionals from Europe and the U.S. represent the finest expertise available today. Adrian Leeds is also available for speaking at group events or meeting with individuals for private consultation. Visit www.adrianleeds.com/frenchproperty/conference for more information on upcoming events, including additional events sponsored by the Adrian Leeds Group or email Info@AdrianLeeds.com with your questions.

Parler Paris

A FREE twice-weekly newsletter written by Adrian Leeds...your doorway to working, living, investing and visiting Paris and France! Parler Paris regularly brings you "insider" information and a slice of life in Paris that the guide books don't tell you about...what it's really like to live here! To subscribe, visit www.adrianleeds.com/parlerparis

French Property Insider

FRENCH PROPERTY INSIDER

Subscribe FREE to our weekly e-letter sharing insights, recommendations, tips, and discoveries about property in both Paris and France.

Written and edited by Adrian Leeds, French Property Insider is packed with information on how to find and buy property in France, how to renovate, decorate and create a profitable rental property, and how to deal with inheritance issues and minimize tax obligations. French Property Insider reports regularly on current property prices and trends and often contains listings of apartments and homes for sale as a sampling of what's on the market at the time. In addition, you'll find discussion on culture and lifestyle to help you 'fit in'



and enjoy France even more. It's all at your fingertips...50 weeks a year...and it's FREE. Visit www.adrianleeds.com/frenchproperty/insider

AdrianLeeds.com



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YOUR COMPLETE SOLUTION TO A NEW HOME IN FRANCE

Adrian group Leeds

*Providing comprehensive property services for
Anglophones and non-residents who desire
to live or invest in France...*

FRENCH PROPERTY CONSULTATION

Property Search and Purchase Services

You may not have the time nor the resources to look for your own investment or residence

property in France, especially if you're living outside of the country. Our team of experts offers a complete service that will help you find the perfect property and save you valuable time, as well as provide very important guidance to ensure you make the right investment. With nearly 4,000 rental agencies in Paris alone and no *Multiple Listing Service* (MLS), finding a property on your own can be a very difficult task requiring visits to dozens of agencies and mining through hundreds of listings. We do all this for you, and call upon the valuable relationships with agencies we've built over the years to discover the finest properties. We are equipped to assist you with every aspect of purchasing (or selling)...from locating the property, to contract-signing, getting a mortgage, setting up utilities, renovating and then renting the property on a short or long term basis.



Adrian Leeds

Initial Consultation: It all begins with a one-on-one consultation with Adrian Leeds, by phone or in person. She works with you to determine your objectives and purchase parameters. These two hours with Adrian and later with our property consultants will prepare you for the entire purchase process and answer the questions that will ensure a successful search and secure a profitable property investment.

Property Search: After the initial consultation, we search, source and screen the properties based on the parameters we've defined together. In Paris, we schedule and accompany you on site visits. Clients seeking properties outside Paris can request that we accompany them at the expense of the client for accommodations, travel and meals. We advise on price relative to market valuations, provide property tax estimates, monthly charges and property descriptions. We can also recommend professionals needed to assist in the purchase decision, such as tax and legal advisors.



Property Purchase: It doesn't end here — once we've found the property of your dreams, we manage the entire process through to closing. We schedule and attend meetings with the *Notaire* who prepares and ensures the validity of all documents. We schedule the signing of the preliminary purchase agreement (*Compromis de Vente* or *Promesse de Vente*) and the final deed (*Acte de Vente*). We can also sign on your behalf in your absence with power of attorney (*procuration*).

Search Consultation Fees

Initial Consultation: 330€ Payable in advance
Property Search: 2,490€ Less consultation fee payable in advance
Property Purchase: 3% Commission of total purchase price of property less consultation and search fees*

*Minimum fee 7,500€ converted to US Dollars, based on rate of exchange on the dates of signings at www.moneycorp.com payable 50% upon signing of the *Promesse de Vente* and 50% upon signing of the *Acte de Vente*

Additional Services: 165€ per hour

Visit www.adrianleeds.com/frenchproperty/consultation

Purchase Assistance

If you've found a property on your own or through another source, we can also assist you in the purchase process. This includes assistance securing a mortgage, representation at meetings with the *Notaire* in signing the *Promesse* or *Compromis de Vente*, confirmation that all the necessary diagnostics have been performed, confirmation that the surface area has been certified (*Loi Carrez*) and contact with agencies that offer property insurance.

Property Sales and Marketing Assistance

Perhaps you already own a property in Paris or France and wish to sell it. We can advertise your property to our audience worldwide, prepare the property for sale, provide an estimate/appraisal to price it appropriately, list it with an agent (or more than one) if necessary, obtain the diagnostic certificates, liaise with the *Notaire*, review the legal documents and sign in your absence with power of attorney, etc.

Purchase or Sales and Marketing Assistance Package: 1.5% Commission of total purchase or sales price of property*

*Minimum 3,750€ paid in advance or at closing, depending on type of service, based on rate of exchange at www.moneycorp.com on dates of signings.



The "Après Vente"

Utility Connection Service: Includes connectivity of water, gas, electricity; phone, Internet, cable TV and insurance. 550€ Payable in advance, 4 hours maximum, 165€ per hour every hour after.

Personal Finance Assistance:

Includes banking advice and the opening of a personal bank account, *Carte Bleue* credit card service and other basic banking needs. 550€ Payable in advance, includes 4 hours, 165€/hour every hour after.

Representation at Copropriété Meetings: A representative from our team will attend your annual (or other) *copropriété* (homeowner's association) meeting on your behalf. We will review and translate the meeting agenda and discuss with you the issues of concern/voting. 165€ per hour including travel to and from the meeting.

Renovating and Furnishing Your Property

Whether there are minor repairs or major renovations required, we can assist you in obtaining estimates from qualified professionals. We will advise you on which modifications will provide you with the best return on your investment. Once you have selected a plan for renovation, we can manage the project and liaise between you and the construction-decor specialist. 2,490€ Payable in advance + 10% Commission of Gross Project Costs.

Property Appraisal/Evaluation Service

What's your property worth? Whether you are interested in purchasing a property, selling or just want to know the value of your home, we can provide you with a detailed report that outlines the current market valuation of the property.

Property Appraisal/Evaluation Service: 1,490€ Payable in advance

FRENCH PROPERTY LOAN

Getting a Mortgage in France

The good news is that obtaining a mortgage here is very doable. Going directly to a French bank as a non-resident

can be unproductive, unless you have a regular salary going into a French bank account as the commercial banks are not normally prepared to deal with foreign clients. We can help you get a mortgage on property in France or even a pre-approval on a mortgage that will enable you to buy something without a contingency placed on the offer, working with a select group of French lenders who specifically work with foreign clients and offer a variety of excellent loan products.

Getting a Mortgage: No charge, provided you are a search or purchase assistance client. You are also welcome to contact the lenders we work with on your own. Please let them know you were referred by the Adrian Leeds Group. The contact information for these lenders can be found at www.adrianleeds.com/frenchproperty/loan/

French Property Fractional

FRENCH PROPERTY FRACTIONAL

French Property Fractional

A hybrid of direct ownership and time sharing. Fractional Ownership combines the best elements of both. We represent a variety of Paris fractional property opportunities that have been purchased, renovated and decorated by one developer who then sells the shares. Most of these offerings are of six to thirteen shares to minimize the investment amount while maximizing the size, location and quality of the apartment. You may also form your own fractional ownership property with your friends or family. We can assist you in purchasing a share in any one of our properties or in creating your own...in any property of your choice!



Reduce Your Currency Exchange Risk

In today's volatile currency markets, a small change in the currency rates, coupled with the high commission charged by most banks can make an enormous difference in the net Euro amount received when converting your currency. Depending on the size of the transfer, this could make a tangible difference of several thousand dollars — money you could put towards starting your new life in France! The Adrian Leeds Group is pleased to work closely with international currency brokers **Moneycorp Global Money Services** to make the foreign exchange aspect of your international purchase as simple and cost effective as possible. Visit www.adrianleeds.com/frenchproperty/loan/moneycorpconvertor.html