

LONDON RELOCATION

THE PROPERTY SEARCH COMPANY

LONDON'S FINEST HOME FINDING SERVICE BRINGS A PERSONAL TOUCH TO FINDING YOU A HOME



Finding the perfect home is often one of the most trying times in one's life. Statistically, on a level of stress it is ranked up there with major life changing events. Finding the perfect home in a city you may never have visited before, let alone lived in can be daunting, intimidating and confusing.

Happily, London Relocation is **THE** award winning home/flat finding service that removes the stress of finding a new home, the only multiple listings service in London with an experienced team of expatriates with over 40 years combined experience of finding clients the perfect home. American born businessman AJ Gallo set up London Relocation in 2006. With a background in sales and real estate and a history of living and travelling around Europe, London Relocation was the perfect project for AJ to combine his skill-set to the full.

Originally created to help State side ex-pats relocate within London, six years on London Relocation now places professionals, families and students from across the globe into the perfect property for their circumstance. With an emphasis on saving time, money and hassle and ensuring the client feels entirely comfortable and secure in their new environment, the type of property, area and commute, lifestyle, budget, moving date and viewing date are all key to making the process run as smoothly as possible. The London Relocation team has a 100% track record of finding their clients the perfect flat, seeing them sign the lease and move in within their desired timeframe.

With the tour of the properties being facilitated by a chauffeur driven people carrier, avoiding parking delays, ensuring a speedy journey between viewings and thus allowing each client to view the amount of properties promised. The process of viewing a tailor made list of properties is made enjoyable and stress free yet quick and efficient by the highly skilled team who prepare a seamless tour of 18 to 25 properties that meet their clients requirements.

The personally allocated member of the London Relocation team is there to help the client rank their favorite properties by day's end, exhausting the market to show the client **ALL** the options available that match their timeframe, budget and requirements in an honest, straightforward manner so that they feel confident, informed and educated about the London property market. Taking the focus away from the agents and landlords and making it all about the tenant the team then negotiate rent and lease terms on the client's behalf ensuring the clients requests are followed through to the dot.



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The high level of service ensures the client can move within one to three days time or as far out as four to six weeks – whatever the clients need. London Relocation is on hand to handle all aspects of the move from opening a UK bank account to providing utility service provider referrals and never outsource the property searches to third party agents as is common with a lot of relocation companies.

The London Relocation team will stay in constant contact to field any questions or concerns as the client settles in. If only all things in life could be so easy...

For further information, case studies, interviews or to experience a trial of London Relocation please contact:

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LONDON RELOCATION FACT SHEET

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Business:	Award-winning Home finding Service
Catering to:	Families Students Professionals Corporate
Owner:	AJ Gallo
Expert Team:	Colleen Wagner Devon Lampard Mat Paramor Kenneth Walsh Ryan Jordan
Deposit:	£300 Fully refundable Deducted from final fee once placed
Fee:	Equivalent of one month's rent Payable on lease signing All costs subject to VAT
Payments:	Bank transfer Credit card Secure online payment system



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SERVICES



Families:

Relocating to London with a family means having to conquer a whole other level of logistics. An international relocation is tough enough on one's own, but with an accompanying spouse, partner, and/or children, it is critical that everyone's needs are met.

To make a London apartment or house a happy home for all, London Relocation will find one that is close to:

- Good Schools
- Good Shopping
- Good Services, including recreational and educational opportunities
- Transportation
- Available Parking
- Other Families you can relate to
- Family-Friendly Establishments

On viewing day, the allocated member of the London Relocation team will point out amenities available within the clients prospective neighborhood so they can get their bearings on what day-to-day London family life will actually be like. Ensuring peace of mind and a sense of security for the family move.

UK and Foreign Students:

London Relocation helps minimise the stress of leaving home for the first time and for many, relocating to a new country. The team has extensive experience helping both students and interns throughout the whole moving process and has helped students attending many major universities in London.

London Relocation ensure the client is relocated in an area with like minded people, where they feel safe and close to amenities - a big advantage when moving to a new country.



- Build a relationship – London Relocation understands the importance of consistency. One team member is therefore assigned for the student throughout the entire process.
- Communication – Open and regular communication is important and London Relocation strive to answer all questions the students and parents might have and will stay in regular contact with them throughout the entire moving period.
- Time – London Relocation can help save time and effort and most of all achieve peace of mind for both student and parent.



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During the initial conversations London Relocation establish requirements by performing a needs assessment looking at the following:

- Date of move
- Viewing date
- Location & Commute
- Lifestyle
- Budget
- Type of property
- What references will be needed



The allocated team member will liaise with local agents and landlords on the client's behalf and find suitable properties to show during the viewing day.

On deciding on the property the team member will then negotiate both rent and lease terms on the client's behalf. London Relocation will also cover all administration fees incurred during the lease signing process.

After signing a lease and moving in London Relocation will help the student:

- Open a bank account
- Transfer utility bills into their name
- Set up both Internet connections, Phone & Cable TV

Professionals:

London Relocation ensures their clients are settled into their London apartment straight away so they don't have to take too much time away from the workplace – or bring too much stress to it providing:



- A thorough needs assessment
- Rent and lease term negotiation
- Assistance setting up a UK bank account
- Guidance on setting up utilities
- Time and money saved on living in temporary housing and missing work

They understand living in London isn't all about the work! To achieve work-life balance there needs to be some pleasure as well, so the team ensure the selection of London apartments have excellent access to:

- The office
- Transportation for business and personal travel
- Good dining and entertainment
- Other resources for work and pleasure



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Corporate Services:

For HR professionals in charge of relocating company employees, London Relocation welcome discussions on how the businesses can work in partnership.

London Relocation is a total solution one-stop shop that can support the property-search process from start-to-finish when companies do not offer in-house relocation services. Support includes:

- Thorough needs assessment of each employee
- Rent and lease term negotiation on the employee's behalf
- Assistance setting up a UK bank account and guidance on setting up utilities



The highly experienced team places the majority of clients in one day and helps expedite the move-in date, which reduces:

- Employee stress
- Cost of temporary corporate housing
- Time taken off work
- In turn, maximizing employee productivity

In addition to flat finding we can also assist with:

- Orientation Services
- Moving/Freight Services
- Visa/Immigration
- Short Term Lets
- School Search
- Furniture Rentals
- Expense Management
- Settling in Services
- Group Move Services
- Tax Advisors
- Pet Relocation



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BIOGRAPHIES



AJ Gallo - Owner is a native of Tucson, Arizona and spent the bulk of his postgraduate life travelling and working abroad. Having studied and lived in Italy and France for brief terms, AJ has been a London resident now for over a decade.

His background in sales and real estate found the perfect outlet when he created London Relocation Ltd., a business drawing from his property and negotiation expertise to focus on the people side of the industry, where AJ otherwise perceived a void in the London lettings market.

His successful efforts in keeping London Relocation's services personable and straight-shooting, efficient and innovative, have been recognized by Re:locate Magazine, which awarded him the 2010/11 Rising Star in Relocation award.

Colleen Wagner – The Ultimate Expat



Colleen Wagner relocated to London from Chicago, Illinois in 2008 as an accompanying spouse. A financial consultant-turned-high school English teacher back home, Colleen presently freelances as a writer and fiction editor while living in London.

She joined the London Relocation team in 2009 and continues to write for the business's blog and website.

Creator of its London Living social network as well, Colleen enjoys interacting with current and future London expats, sharing empathy and advice with those facing the challenging transition of international relocation.

Mat Paramor - Corporate Services Manager



Mat Paramor has spent his whole life moving from place to place in an army family, which brought about his passion for travelling and experiencing new cities.

He was born in England to Australian parents and moved back to Oz at a very young age. Growing up, Mat also lived in Germany, America, and all over Australia. He moved to London four years ago with his girlfriend and has spent every chance travelling around Europe.

Since arriving in London, Mat started working right away in the Corporate Department of one of London's premier estate agencies. Three years later, the opportunity presented itself to move into the relocation field, and he has taken to it like a duck to water.



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Devon Lampard – Client Relations & Corp. Services



Devon Lampard was born and raised in Central Alberta, Canada to a Scottish mother and Canadian father. Devon spent her formative years travelling the world including Tanzania, Africa where she summated Kilimanjaro.

Devon has lived in London for over five years, initially a student, completing a Business Degree at the University of Wales' London campus.

Devon has lived all over the city and experienced life as a student as well as a professional. She joins London Relocation's team from a travel consultancy where her experience in dealing with international travel and clients makes her a perfect addition to the team!

Kenneth Walsh - Search Agent



Kenneth Walsh is Irish born and bred, but London is where he now calls home. After a four-year intensive business degree studying and interning in Ireland and Germany, Kenneth embarked on a Gap Year travelling around the world, including a stint working for six months in Australia.

His love of all things international has brought him to London, where he thrives in the multicultural environment.

After spending three years as a Senior Negotiator at a top London estate agency, Kenneth has brought to London Relocation his in-depth knowledge of the London lettings market and experience of building successful long-term relationships with diverse international clients.



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Ryan Jordan - Search Agent



Ryan Jordan is an extremely outgoing Canadian originally hailing from British Columbia. As a young man, he enjoyed spending his spare time travelling or on the golf course.

After two years of university, golf soon became the career path of choice, and at twenty years of age Ryan qualified as a P.G.A. Professional. Playing and teaching golf throughout Canada, the US, Caribbean Islands, and UK for over ten years, Ryan fine-tuned his ability to communicate with people on every level, and networking opportunities presented an exciting job prospect in the fast-paced London property industry.

Over ten years later (and in real estate for the majority of that time), Ryan's combined knowledge of the London property market and living in the capital has made joining the London Relocation team one of his most rewarding experiences of all.



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CASE STUDIES

Zoe Smith, Executive Assistant, FIXI PLC.

'I went to London Relocation to find 3 high spec properties to rent on a corporate basis for employees from Singapore. All properties were to be a high spec, within walking distance to the Square Mile, and in the same block or on the same road and on incredibly short notice. Initially I thought this was a hopeless search and it would have been if it were not for the expertise of London Relocation. I was only required to be out of the office for one day meaning that the rest of my working week was not disrupted. I had constant communication from the team at LR and never felt left out of the loop. I was able to return to my other work commitments knowing that the negotiations were in safe hands. Not only did LR speed the process through to meet my deadline, they obtained fantastic prices on the rent and dealt with all those hard to reach estate agents you tend to come across so that I didn't have to. Unlike other agencies their personal touch ensured they remained on call to our needs beyond what they needed to do. The fact we were a corporate client did not affect them striving for personal satisfaction. Truly an UN-faultable service, one which as a company we will continue to use.'

Kay and Colby Kavanagh, Lawyer, University of Arizona/Professor

'We could not have been more pleased with the helpfulness of and results achieved by London Relocation. Every member of the team made clear to us that they were looking out for our best interests. We received frank and helpful advice and were kept well informed of every step of the process. By the time we began our day's visit to potential flats, we felt that Phillippa and Ryan knew our needs and wishes even better than we did. Our driver was a master at maneuvering London traffic, and left to our own devices, we would have taken months of frustrating stops and starts, never identifying and covering the properties mapped out for us by Ryan. Mat took care of every closing detail quickly, professionally, and with welcome wit.

We are very happy with the outcome, and could not have asked for a better process. The knowledge, expertise, and service we received would be very hard to top — to say nothing of the cheerfulness and enthusiasm we experienced from London Relocation.'

Dr Andrew Ulijasz, PHD, Imperial College London

'As a family with two young children under the age of 3 and no clue as to how we were going to find a home in London, we decided to hire London Relocation Services to help with our move from the US. Looking back on the experience, we are so impressed with the work that Mat and Ryan as well as the other staff at London Relocation did for us. They were fantastic from the beginning to the end of the whole process! Communication was frequent and they were very responsive to our needs.

During a visit to London, they took me to see 19 places in one day and were very accommodating, knowledgeable, and efficient. They also kept my wife, who was in the US, in the loop by emailing her the shortlisted flats/houses and calling her long-distance that day. The lease to a great place was signed shortly after and we could not have done it without them. We eventually got much more house than we thought due to their excellent negotiations with the landlord.

I cannot say enough about these guys, they really care about what they are doing and go far out of their way to help you. I would recommend London Relocation without hesitation.'



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Axel Murillo, Global Head of Web Development, World Trade Group

'Yesterday's search was without a doubt the most spectacular real estate experience I have ever had. I am speechless, thrilled and so impressed I almost can't believe it's real.'

Myra j Pasek, Communications Director, Tesla Motors, EMEA

'I accepted a dream job in London, not appreciating how stressful moving me and my daughter to London from California would be. My assistant found London Relocation on the web, and said she thought it looked "good." That was a massive understatement.

London Relocation was fantastic; they're extremely knowledgeable about all aspects of London property, listened carefully to my needs, and showed me over 20 flats that met my specifications in one day. They then negotiated a very favorable rental agreement, protecting me in ways I wouldn't have thought of.

The level of service is superb. Every step of the way they've made things easy that otherwise would be difficult and overwhelming. As a professional with a very demanding job and single mom, I couldn't have handled my move without London Relocation.'

Alexander Ho, Solicitor, New Zealand

'London Relocation immediately distinguished themselves from the rest of their competitors firstly by responding within 24 hours to my initial query via their website and then following up on numerous times via phone calls and emails in the lead up to my move to London.

On the day of the search it was great having someone who knew about London property market and having a driver meant that there was never any difficulties finding parking, leaving much more time to see various places that London Relocation team had pulled together.

They certainly took a lot of the stress out of the process and they were great at following up even after the search had concluded, to make sure the new flat was all ok and everything working properly. A top notch effort from a top notch team.'

Paul Naik, Genentech

'Even though I've traveled quite extensively outside of the United States, including serving work assignments in foreign countries, I was quite surprised by the competitiveness and complexity of locating an apartment in London. Thankfully, with the inside knowledge and timely help of London Relocation, with its team of Phillippa Rutt, Ryan and Mat Paramour, I was able to land an ideal apartment per my requirements in a truly remarkable location (Covent Garden) all this with just one day of apartment hunting.

As others have mentioned, you are taken on a whirlwind tour of 20-25 places in one day accompanied by a guide and a driver, where the places you see are identified based on pre-specified criteria of your choosing. I can say that while the apartment I ended up with was the best option by a significant margin, a number of the other places I saw would have served my needs quite satisfactorily as well. All in all, I was able to move into my new place on a Friday, after arriving in London on a Monday and going on the apartment tour on a Wednesday. As a bonus, even after I'd moved in, folks from London Relocation (especially Mat and Phillippa) continued to check in to see if I needed additional assistance.

All in all, I was very satisfied with the service I got, and I can truly say that my move to London would not been nearly as smooth (or successful) as it has been if not for the help of London Relocation.'

