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"a whole new world of expert advice"



Who is Edison Ford?

Our background and philosophy

Edison Ford Investment Property (EFIP) is a UK based overseas investment property specialist, offering unbiased and impartial advice on buying property in both the UK and overseas. Our background is in financial advice, an area in which our sister company, Edison Ford IFAs has been operating since 1992. EFIP was established in recognition of the tremendous opportunities available to our clients, from both the UK and overseas property markets.

EFIP's directors and most of its staff personally invest and believe in the properties they market. They have spent their own time investigating and researching to find the very best choice of locations and properties. Only developers who meet our strict standards of service, build quality, financial strength and investment potential are considered.

This is one of the reasons you will find only a small selection of properties on offer from us at any one time, unlike other agents who may bombard you with hundreds of options, on most of which they will have very little knowledge.

We feel it is vitally important to know as much about you and your needs as we can. Our job is to find the right property to meet your needs. If we don't have that property at the moment, we will tell you, not try to sell you something unsuitable.

None of our staff come from a sales background. They are trained as consultants, not sales people. Once you have dealt with us, whether you have become a client or not, our aim is to ensure you will feel comfortable contacting us for any of your financial or property requirements, at any time.

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Our added value

As if our experience and knowledge was not enough, Edison Ford is determined those who buy through us gain much more than they ever would by dealing through another agent, going to a developer direct or 'doing it themselves'.

Our reputation and negotiation skills allow us to offer you a number of unique benefits, which we know are not available anywhere else. Some of these are:

- Independent UK based solicitors specialising in overseas property
- Financing advice from Edison Ford IFAs
- Genuine discounts off brochure prices
- Other benefits such as free air-conditioning
- Advice & support throughout the purchase process
- Personal contacts in the areas we recommend
- Resale and letting facilities in the UK and overseas

Protecting your money

Buying property overseas is full of potential pitfalls and traps. To provide you with as much protection as possible, Edison Ford recommends you utilise either an independent UK based solicitor, or a recommended solicitor in the Country of purchase, to handle every aspect of your property. In either case, Edison Ford will only recommend a legal team to you, which has proven its integrity and service are exceptional.

Many developers and agents will try to persuade you to use the developer's own solicitor, even using this as a sales angle by proclaiming 'free legal fees' or similar. This is very significant, as the odds when using the developers own solicitors are stacked way against you.

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Some of the contracts we have seen from developers are simply laughable and yet hundreds and probably thousands of normally sensible people entrust substantial sums of their own money to a system, which is at best entirely biased against them. At worst, you could end up buying something which is illegally built, non existent or worthless.

Whilst there can never be a 100% guarantee, utilising the services of our recommended solicitors, will ensure you have someone accepting the responsibility to protect your interests, rather than the developers.

Finding the money

Mortgages for UK residents are available in many countries, although the type of products, rates and flexibility will depend on the local mortgage market. Edison Ford's experience of using overseas mortgages to purchase property, has allowed us to confidently offer this tested resource to those clients who will benefit.

Given the nuances of borrowing money overseas and the sometimes restricted products, many of our clients release capital from existing property to finance their overseas purchases. This is an area in which our sister company Edison Ford IFAs, has a great deal of experience. As part of the fact find service, we will establish your exact situation, provide you a summary of where you stand and make some recommendations on how best to raise the finance. Edison Ford IFAs has access to every lender and scheme on the market and with its combination of state of the art computer search facilities and hands on knowledge, can easily find you the best deal to suit your circumstances.

If you have the outright 'cash', then you may not need our advice, though we could still help you by recommending the most cost and tax effective way of using your money.

Sending the money

Unlike many agents and developers who cannot get you to part with your money quickly enough, we will advise you not to make any payments until all our enquiries and those made by the solicitor are satisfactory. In some cases, we have had clients holding on to their deposits for many months, pending satisfactory completion of

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documentation. Had they gone direct to the developer, they would have parted with their money within two weeks, losing all their protection and bargaining power.

Along the way

If you are purchasing a property Off-Plan, you probably won't be able to visit your property to keep an eye on its progress as its being built. Thankfully, in many locations EFIP makes regular trips to see how things are progressing and will report back to you with photos and descriptions as often as possible.

Owning the property

If you are looking to purchase an exceptional property, be it for holiday use or Investment, we believe with our experience and commitment to our clients we can find you the perfect property, support you, guide you, ensuring your property adventure starts with Edison Ford Investment property.

John Moon

Managing director

The above information and estimates are prepared to the best of our knowledge. Edison Ford accepts no liability for errors or omissions.