

## **The Transformation from Owning to Renting Your Charlottesville Home**

From our earliest days, everybody in Charlottesville is inundated with tale of transformations. It started with those grade school day trips to science places with exhibits showing the improbable progression of fish (well, pollywogs) into frogs. There were nature TV shows with sped-up motion films demonstrating the unlikely truth that icky caterpillars DO turn into graceful butterflies. In fact, Charlottesville cable TV is littered with the Discovery Channel and the Science Channel and PBS and the NatGeo Channel—all of which seem to be dedicated into making sure we won't forget that Nature is full of every day metamorphoses and how ugly ducklings will one day become swans.

We've been brainwashed into accepting that transformations are unstoppable.

So it's only natural that when some Charlottesville homeowners have found themselves a new home, they don't hesitate to assume it would be no big deal if they decide to change themselves from homeowner into landlord. Since Charlottesville rental rates are projected to keep rising, renting the current house out rather than just selling it surely makes sense. If Nature is any guide, the transformation from homeowner to landlord doesn't seem like there's much to think about. Their Charlottesville home has been a good investment, so why not try renting it? It's a natural progression, isn't it?

The answer is yes and no. Renting your Charlottesville home can be a terrific move if you are ready to add the landlord's role to all the other activities that currently fill your day. It starts with making a stream of decisions: *Will you allow pets? Chihuahuas? Rottweilers? What will your deposit agreement look like? When will you be available to take repair calls? What happens in emergencies?*

Decisions are one thing, but once the rules are set, not everyone is comfortable being the person who has to enforce tough business realities—even if they are perfectly fair. How comfortable will you be about having to insist on inspections now that your house is another family's home? How often? And if back-to-school time expenses cause your tenant to have trouble scraping up September's rent, how will you feel when you have to hold them to their obligation?

Pollywogs don't consider their temperamental disposition before they turn into frogs, but renting—the homeowner-to-landlord transition—is more complicated. Even if the financial equation will allow hiring a professional management company to handle the day-to-day supervisory details, the renting decision—transforming the family homestead into an investment vehicle—can have overtones that aren't immediately obvious.

I'm here to help you in all your Charlottesville real estate matters—starting with arriving at decisions that let you feel comfortable. I hope you'll give me a call!



**kw** | charlottesville

**SETH BATTON**

REALTOR, ABR®, e-PRO®

Born and raised in the Shenandoah Valley of Central Virginia, I love everything outdoors. Most of my free time is spent hiking, rock climbing, playing water sports, or cooking out on the back deck with friends. As a child, my parents built me with the core values of a southern gentleman. Trust starts with honesty and honesty builds integrity. I'm a technology guru! One of my favorite hobbies is restoring old homes in depressed neighborhoods to meet the needs of our generation today. My mission is to build a career worth having, a business worth owning, and a life worth living.

I'm an Accredited Buyer's Representative (ABR) with the National Association of Realtors. Which means I have extensive training to help walk you through the home buying process from start to finish. From lenders and home inspectors to mortgage agents and closing companies, together we will find the best home for your family's needs!

As an e-PRO®, I can show your home to over 500 million visitors today. And you don't even need to vacuum! Curb appeal isn't just about looking good from the street. It's about looking good from the digital highway!

### **For more information contact me at:**

***Seth Batton, Realtor***

***3510 Remson Ct., Suite 301***

***Charlottesville, VA 22901***

***(c) 540-241-1877***

***(w) 434-220-2200***

***SethBatton.com***

***[seth@FindHomesInCharlottesville.com](mailto:seth@FindHomesInCharlottesville.com)***



***Copyright 2017 Keller Williams® Realty, Inc. If you have a brokerage relationship with another agency, this is not a solicitation. All information deemed reliable but not guaranteed. Each office is independently owned and operated.***