

er deal, they will only drag you to get on with it, but you do best if it's your job, after all. Please clients are definitely in the top ten things that estate and letting agents hate most.

5. Unrealistic expectations

You know that phrase, 'your dream home'? Sadly, some people take this literally and really believe there's a pad as perfect as a pig's nose out there with their name on it. Therefore, they refuse to compromise over anything, despite their bargain budget, and turn their nose up at homes that tick 99% of their boxes. It's a nightmare.

Sellers and landlords can be unrealistic, too. Sometimes they overvalue their properties, refuse to budge on the asking price, and then wonder why their home(s) linger on the market like pungent gases surrounding a witch's cauldron.

6. Low ball offers

Sadly, it's not just vendors and landlords that get greedy. Buyers and prospective tenants can be nothing but toil and trouble as well - especially when they refuse to meet a perfectly fair asking price on principle.

It's amazing how many amateurs believe that taking a hard line makes them some kind of genius negotiator. Just pay the money already. Don't they realise that some homes are deliberately priced low, using the offers in excess of profits, to spark a bidding war? No amount of hocus pocus will persuade a seller to accept less than their OED floor.

7. Time-consuming admin

Most agents love getting out and about, meeting new people, and helping them to find a new home. But what they usually detest - a dead cert to make any list of things that estate and letting agents hate - is interminable admin: all those registrations, pre-tenancy and tenancy setups, meter readings, spending hours talking to utility companies etc. It's frighteningly tedious.

Fortunately, however, life's a lot easier if you sign up for our [utility management service](#), which handles your move ins, move outs, void queries, and all those other thankless tasks as seamlessly as we just integrated that plug for our services. Ahem.

8. Delays

Did you know that it frequently takes over 20 weeks for homes to go from offer to exchange these days? Of course you did. But are you long enough in the tooth, or perhaps I should say 'long enough in the vampire's fang', to remember when it used to take just 12 weeks?

Either way, conveyancing delays, trouble with inventories, and tardy vendors taking an eternity to fill in property information forms are the bane of property agents' existence. And don't get us started on long and complicated chains. It's no surprise that chains feature prominently in dark, scary dungeons.

9. Bad manners