

Professional property management, a different way



Landlord information

Have your cake and eat it...

...With Extra Mile Letting you don't have to choose between great service and fair pricing

We shape our service to suit you

Flexible property management and letting solutions, tailored to your requirements, including:
Full management from 9%+VAT pcm;
Tenant finder service;
Home finder service for corporate lets;
Long- and short-term lets and Festival lets;
Second home management, concierge services.



We don't pass on unnecessary overheads to you or your prospective tenants. By keeping it simple you get all the bits that you need without paying for all the bits that you don't.

Edinburgh Landlord Accreditation scheme member

The accreditation scheme recognizes best practice in property management.

We market your property effectively

using quality photographs and multiple marketing channels: www.edinburghlandlordaccreditation.co.uk, www.lettingweb.com and www.citylets.co.uk, including other connected websites (e.g. Property Finder.com, S1 Homes, FindaProperty.com)

We don't just talk about good service and good value; we deliver

If, in any month, we don't do what we promise in the Landlord and Agent Agreement (but you've complied with all of your obligations) we will not charge you that month's management fee. Simple.

The only thing we skimp on is the price...

...at Extra Mile Letting we don't give you less than our competitors, we just charge less!



Our fee structure is simple, fair and transparent

And, unlike most of our competitors, we never add mark-up or administration charges for standard repair and maintenance services arranged by us with approved third party contractors; after all that's what you pay your monthly management fee for!

Full management from 9% +VAT per calendar month

	Option 1	Option 2
Monthly management fee	9% (of monthly rent) +VAT	11%(of monthly rent) +VAT
Internet advertising, detailed inventory, 'TO LET' board	£90+VAT	Free!
Property inspections (per inspection)	£30+VAT (recommend two per annum)	Free! (up to two per annum)
Renewal of an existing lease	Free!	
Energy Performance Certificate (EPC)	£50+VAT (if completed at same time as gas/electrical checks)	
Gas and electrical safety checks	Charged at cost	
Standard repair and maintenance (as applicable)	Charged at cost	
Optional 6- or 12-month rent guarantee and legal cover*	Add 2% +VAT onto monthly management fee (monthly management fee becomes: option 1: 11%+VAT; option 2: 13% + VAT)	

Tenant finder only from £199 + VAT

Includes: internet advertising, TO LET' board; Unlimited viewings; tenant credit checking and referencing, if required; template short assured tenancy agreement and AT5 form. At additional charge, we can also arrange: gas safety certificate; electrical safety certificate; EPC; full inventory.

It's as easy as 1, 2, 3...

...Relax, at Extra Mile Letting we work hard to make your life easier

1 Free consultation with quote

Extra Mile Letting will meet you at the property and give advice on expected rental income, and give advice on preparing your property for letting.



2 Complete required registrations and paperwork

Register as a landlord: www.landlordregistartionscotland.gov.uk
Inform your mortgage lender that you are letting your property/gain their permission (if applicable).

Sign Landlord and Agent agreement with Extra Mile Letting.

Change your buildings and contents insurance to a landlord policy – some insurance providers will amend existing policies others will require you to take out a new policy.

Complete redirection of mail form, if necessary, and return to the Post Office.

Ensure that all furniture and furnishings comply with Fire and Safety regulations.

HMO properties only – supply a valid HMO licence or we will advise of any works necessary to comply with standards.

Landlords residing outwith the UK – please contact us for more information.

Hand us the correct number of sets of keys.

3 Before leaving your property

Mark cstopcocks, gas valves, meters and fuse boxes clearly.

Leave a list of maintenance awareness tips.

Leave all instructions for appliances.

Take last meter readings and contact utility and service companies to update readings and cancel agreements.

Inform the Council of your new address, claim any discounts available for Council Tax.

Contact us, any time...

...At Extra Mile letting we never stop working for our customers (office hours, evenings and weekends) so it's always a good time to us so get in touch for a free, no obligation quote

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