



LETTING WITH CARE



MILLER INDEPENDENT
Property Management

My STORY



As an accidental landlord I couldn't find the support I needed from the lettings agencies in my area. I was looking for a more flexible, attentive service that reflected the deep fondness I had for my biggest investment - a 1920's flat with original features in a converted house.

So I decided to manage it myself!

It was hard work. I was working fulltime, as was my partner, and then I had a baby - I had my family to look after too.

I had to squeeze landlording into my evenings and weekends. Trying to provide a good service to find and keep lovely tenants in my properties.

And to top this off there are so many legalities that you need to adhere to, it was mind boggling.

So I know what you're going through, I've been there. I remember having to postpone plans to redecorate or repair my properties. Evenings in front of a laptop instead of relaxing after a hard day at work.

Miller Independent was born from a need for a more sympathetic, attentive service, tailored to needs, rather than one size fits all.

I know what you're going through. I've been there

My SERVICES

Let Only - 70% One Months' Rent (Min £600)

I market your property and conduct viewings to find your perfect tenant. All documentation, including tenancy and referencing is included. Once the tenancy is in place, it's back over to you for the day to day management.



Fully Managed - 13% Annual Rent

In addition to the Let Only Services with Fully Managed I manage your property throughout the year. Dealing with annual obligations and emergency repairs, as well as quarterly property health checks to keep on top of any smaller issues that need to be addressed.

Pre-Tenancy - 13% Works Cost

I provide Pre-Tenancy Services such as a property health checking to ensure compliance - and managing the work to get it there. To renovations transforming owner-occupied property to a viable rental property. Project Managing the works to reduce your burden.



Ad-Hoc Services - Variable Price

I offer a range of ad-hoc services that can be used as a one off, or on a regular basis:

- **Landlord Holidays** - Manage your property yourself but going on a long holiday? No problem I can manage your property for your holiday duration
- **Independent Viewings** - Moving into the area and need a professional eye on a rental property? I am available to view and report on the property for you.

My PROCESS



1 Meeting you

You and your property are the key. I build my services around your story and your goals. No landlord or property are the same, and my services reflect that.

We discuss exactly what you're looking for and how I can achieve that for you.



2 Providing the services that benefit you

Understanding your background helps me to put together the services that will be beneficial to you. This might be a light touch one off service, or continued property management so your property can become a more passive income.

I provide a clear plan and regular touchpoints as needed to tweak my services where required and as your goals are realised.



3 Communication is Key

Throughout our relationship communication will be paramount.

My communication style reflects your preferences so that I work seamlessly with your routine, rather being disruptive or an added burden.

I provide various options to ensure my services are accessible to a wide range of clients.

My HIGHLIGHTS

Buy-To-Let Quick Turnaround

My client was purchasing a two bedroom apartment in a leafy suburb of Bristol to then let out. This would provide a boost to their income to add to their pension savings.

With a mortgage secured it was important to find tenants quickly. But the previous occupier hadn't decorated in some time.

We put a plan in place to spruce up the property where it needed it most. Carpets and painting. So that the rental was fresh and attractive to the market. This meant I could manage the improvements and market the property within 6 weeks of the client receiving the keys.



Looking for your Ideal Tenant

My client had a well presented 1 bedroom apartment they wanted to find a long term tenant for.

We went for a sweet spot rental value to encourage viewings and had twenty viewings over a two day period, sixteen of which expressed interest in the property.

I provided insight into each of the tenants so the client could make an educated decision. The client now has some lovely tenants, who have really settled into their new home.

My DETAILS

This brochure provides you with a snapshot. For further information please visit my website: <https://milleripm.co.uk>

Email georgie@milleripm.co.uk

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LinkedIn <https://www.linkedin.com/in/georgiemillerlettings/>

Instagram https://www.instagram.com/miller_lettings/

