

A guide for Prospective Tenants

Sutton Kersh Lettings is amongst the best performing Lettings and Property Management Agents in Liverpool. The addition of Thomson & Moulton to the Group in 2007 brought a wealth of expertise to the department and has vastly increased our portfolio of properties available to let. We are a member firm of the Association of Residential Letting Agents (ARLA) and tenants deposits are registered with the Tenants Deposit Scheme (TDS) providing peace of mind for our clients that they are working with a trusted and reliable service provider.

FINDING THE RIGHT PROPERTY

Our extensive portfolio of properties available to let covers the whole of the City. Due to the fast paced nature of the lettings market, our availability list is constantly changing and we ensure it is regularly up-dated.

To obtain our most current list of available properties to let, please visit our award winning website www.suttonkersh.co.uk which is up-dated daily, or any Sutton Kersh branch.

CONTACT US:

Residential Lettings Head Office

6 Cotton Street
Liverpool L3 7DY
Tel: 0151 207 5923
lettings@suttonkersh.co.uk

Residential Lettings City Centre

30-32 Exchange Street East
Liverpool L2 3PQ
Tel: 0151 207 5923
lettings@suttonkersh.co.uk

MAKING AN APPLICATION

Once you have found a suitable property you will need to complete a tenancy application form and pay a referencing fee of £75.00 for a single applicant or £100.00 for a joint application. Please note that application fees are not refundable.

Completing an application form does not guarantee that the tenancy will be offered to you. Every application form we receive is then checked by Letsure – one of the leading independent referencing agencies, for them to then advise on the suitability of the tenant. In some cases it may be necessary for the tenant to provide a guarantor who would be equally liable for the rent and any repairs that may be required to the property at the end of the tenancy.

To support your application you will need to provide two forms of identification. Any two of the following documents will be accepted: your birth certificate, your full driving license, your passport or your new style national insurance card.

Allerton & South Liverpool

40/42 Allerton Road
Liverpool L18 1LN
Tel: 0151 734 0666
Fax: 0151 734 4504
allerton@suttonkersh.co.uk

City Centre

30-32 Exchange Street East
Liverpool L2 3PQ
Tel: 0151 236 2332
Fax: 0151 236 3755
citycentre@suttonkersh.co.uk

WHO DECIDES IF THE APPLICATION IS SUCCESSFUL?

The Landlord will make the final decision as to whether the tenant is acceptable. They may base this decision on a number of factors including: number of occupants, tenants status and length of tenancy required. It is common for Landlords to exclude pets and smokers ~~to be excluded~~ from the majority of tenancies.

SHOULD YOUR APPLICATION BE SUCCESSFUL...

You will then be offered tenancy subject to the terms and conditions included in the tenancy agreement. You will also be required to pay a deposit that amounts to your first month's rent.

PAYMENT OF RENT

Rent is usually payable by standing order monthly in advance.

West Derby & Central Liverpool

18 West Derby Village
Liverpool L12 5HW
Tel: 0151 256 7837
Fax: 0151 226 1349
westderby@suttonkersh.co.uk

Walton & North Liverpool

102 County Road
Liverpool L4 3QN
Tel: 0151 521 7383
Fax: 0151 286 3082
walton@suttonkersh.co.uk

