

Andrew Louis let only service compared to our full property management service

	FULL PROPERTY MANAGEMENT SERVICE	LET ONLY SERVICE
Advice on the rent you expect to receive and landlord safety regulations	•	•
Providing photographs & preparation of letting particulars & internet slideshows	•	•
Advice on presentation and furnishing of your property	•	•
Comprehensive marketing of your property including a 'to let' board where appropriate	•	•
Accompanied viewings & providing regular feedback	•	•
Processing the tenant application and taking up references & credit checks	•	•
Property insurance advice	•	•
Drawing up the tenancy agreement	•	•
Organising Energy Performance Certification	•	•
Organising gas safety inspection	•	•
Collection of initial rent & deposit	•	•
Inventory and arranging the check-in of the tenant at the start of the tenancy	•	
Assign a dedicated property manager	•	
Collection of monthly rent	•	
Transfer of utilities & council tax	•	
Keyholding service	•	
Arranging payment of outgoings	•	
Arranging repairs and maintenance (24 hour property emergency repair service)	•	
Property inspection	•	
Managing the check-out process	•	
Tax advice	•	
Advising on deposit deductions	•	
Management while the property is vacant in-between tenancies	•	

andrewlouis.co.uk

Residential Lettings
Property Management
Buy To Let
Expert Advice

CITY CENTRE OFFICE
Muskers Building
1 Stanley Street
Liverpool
L1 6AA
0151 330 5321

lettings@andrewlouis.co.uk

PRESCOT OFFICE
19 Eccleston Street
Prescot
Merseyside
L34 5QA
0151 292 8880

prescot@andrewlouis.co.uk

The landlords choice



make the move

About us



Dedication & Experience

Andrew Louis is an independent company which was founded in 1989. We are specialists on letting and property management and we are dedicated in providing the highest standards of professional care to all landlords and tenants. With over twenty years experience in this market, we have seen all the pitfalls and we'll show you how to avoid them.

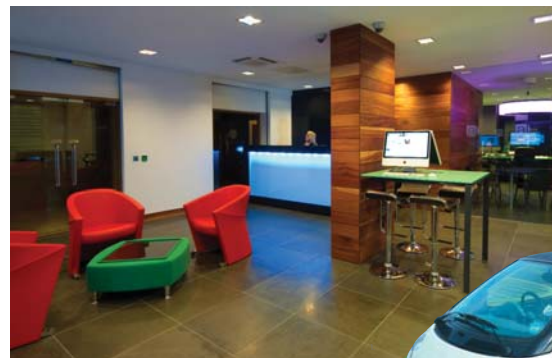
Professionalism

To ensure the highest level of customer services, Andrew Louis is a member of The Property Ombudsman (TPO) and the Association of Residential Letting Agents (ARLA), which means we follow a Code of Practice in all aspects of our business. Our clients' money is held securely in a separate client account in accordance with ARLA's strict requirements, and tenants' deposits are held in an ARLA backed insurance based Tenancy Deposit Scheme, in accordance with the Tenancy Deposit Protection legislation.

Residential Lettings
Property Management
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How Andrew Louis can let your property fast



What we can do for you

1. Accurate Valuations

We carry out numerous rental valuations every month, giving us intimate and unparalleled knowledge of the letting market in the Merseyside area.

2. Marketing Your Property

You can be assured your property will receive maximum exposure across a wide range of media. As well as our eye-catching "To Let" boards, LCD screens, key UK property portals and local press advertising, we keep a database of prospective tenants seeking accommodation. We have excellent contacts with local employers, companies and relocation agents who put us, and your property, in touch with quality tenants.

3. Award-winning Website

With thousands of visitors each month, andrewlouis.co.uk showcases hundreds of properties for rent and plays a pivotal role in the professional marketing of your property.

4. Flexible Viewing Appointments

In order to encourage maximum viewing opportunities we provide evening and weekend accompanied viewings. In fact, over 40% of our viewings are carried out between 5pm to 8pm and weekends.



Tenancy agreement

Our Tenancy Agreement has been specifically drawn up to take account of the latest legislation and to protect your interests.

The Inventory

A detailed and accurate inventory is one of the most important documents you will need when letting your property. A detailed inventory and schedule of conditions is prepared by one of our dedicated and highly trained property inspectors.

Buy To Let Advice

We have an excellent understanding of the buy to let market and will be able to advise you on the many important factors involved, such as location; how much to spend; how much rental income to expect; how to prepare your property to rent and present it in the best light; and all your legal responsibilities as a landlord.

Expert Advice

It takes skill and expertise to negotiate a tenancy successfully through to completion and still achieve the best possible price. Through training and experience our employees offer expert advice on both the letting process and your legal obligations as a landlord.

Comprehensive Tenant Referencing

Once a potential tenant has been found for your property, they will undergo an extensive assessment procedure. Our referencing service has been designed to minimise risks and to ensure that the let goes smoothly. As well as financial references and fraud checks, we approach employers and, where applicable, any previous landlord.