

_the landlords choice

 andrewlouis



Est. 1989

_make the move

_why choose Andrew Louis



residential lettings

property management

buy to let

expert advice

Experience

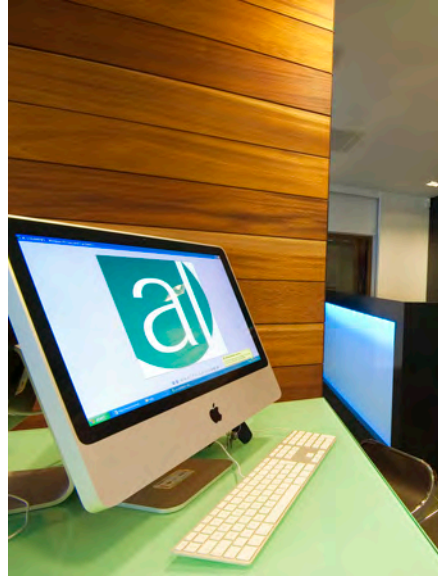
We have been specialists in the Letting and Management of Residential Property since 1989, taking pride in our reputation for providing a professional yet personal service to Landlords. We know that our landlords are all different, some have chosen to invest in property, others have become accidental Landlords, as an alternative to selling or through inheritance or change in circumstances. However, there is one common theme, the desire to have their most expensive asset looked after by professionals with experience in this field. With over 25 years' experience in lettings and residential property management we have seen all the pitfalls and we'll show you how to avoid them.

Professionalism

Trust is an important aspect of letting and property management and we want to send a clear message to Landlords that we are a professional company acting ethically at all times. As well as our own stringent in-house code of conduct, we are compliant with the following governing bodies: National Approved Letting Agents (NALS), Safe Agent Fully Endorsed (SAFE), The Property Ombudsman and we also comply with the Tenancy Deposit



_how **we can** **let your** **property fast**



1. **Accurate Valuations**

We manage thousands of properties in the Merseyside region which gives us extensive knowledge of rental prices in your area.

2. **Comprehensive Marketing**

We use a range of marketing methods to ensure that your property receives maximum exposure across a variety of different media so we can find you the right tenant in the quickest possible time. This includes advertising your property on our award winning website, the UK's largest portals, local press, LCD screens, email marketing, SMS alerts and social media.

3. **Flexible Viewing Appointments**

In order to encourage maximum viewing opportunities we provide after work and weekend accompanied viewings.

4. **Our People**

We only employ exceptional people as we believe our staff are the most important asset of the company. The enthusiasm, drive and dedication of our staff is what makes Andrew Louis successful in this field.

5. **Our Offices**

We have three branches; Liverpool city centre, Old Swan and Prescot with fully trained staff who are keen and able to take responsibility for all aspects of the letting process.





_what we can do for you



Tenant Vetting

All our tenants are thoroughly screened by an external credit referencing company before a tenancy is agreed to determine their suitability and their ability to meet the requirements of the Tenancy Agreement. They are carefully interviewed and references taken from employers and any previous landlord.

Tenancy Agreement

Our tenancy Agreement has been specifically drawn up to take account of the latest legislation and to protect the landlord's interest.

Inventory & Schedule of Conditions

A detailed and accurate inventory is one of the most important documents you will need when letting your property. An inventory is prepared with photographs by one of our dedicated in-house property Inspectors.

Payment of Rent

We pay our landlords promptly via BACS and we closely monitor rent payments from tenants to ensure the accounts are up to date.

Protecting your Rental Income

As part of our Management Plus Service we include a Rental warranty & Legal Expenses Insurance Package.

Online Landlord Portal

Every landlord using our management service will automatically get a secure online area of andrewlouis.co.uk where they can check statements, tenancies and safety certificate due dates.

Investment Landlords

We offer independent and impartial buy-to-let advice for landlords considering purchasing properties for the rental market.

Complete peace of mind for hundreds of landlords



Single point of contact



Rent Collection



Repairs



Landlord Portal



Credit Control



Summary comparison of Andrew Louis services levels

	Management PLUS	Standard Management	Let Only
Initial rent assessment	✓	✓	✓
Advise on furnishing & various safety regulations	✓	✓	✓
Organising a professional clean	✓	✓	✓
Comprehensive marketing of your property	✓	✓	✓
Finding and screening of tenants	✓	✓	✓
Accompanied viewings	✓	✓	✓
Comprehensive references services	✓	✓	✓
Arrange statutory certificates, gas, electrical installation PAT & EPC	✓	✓	✓
Drawing up the tenancy agreement	✓	✓	✓
Collecting the first month's rent and deposit	✓	✓	✓
Collection of monthly rent and payment via BACS	✓	✓	
Advise council tax & utility companies of change over	✓	✓	
Holding and registering tenant's deposit with TDS	✓	✓	
Preparation of inventory & schedule of conditions	✓	✓	
Repairs and maintenance (24 hour emergency repair service)	✓	✓	
Online statements	✓	✓	
Check out service at the end of the tenancy	✓	✓	
Arranging payment of outgoing	✓	✓	
Deposit reconciliation	✓	✓	
Tenancy renewals & negotiating of rent increases	✓	✓	
Rental guarantee service & legal protection	✓		
Periodic inspections	✓		
Managing insurance claims	✓		
Key holding service	✓		
Empty care service	✓		

residential lettings
property management
buy to let
expert advice

CITY CENTRE OFFICE

Muskers Building
1 Stanley Street
Liverpool
L1 6AA

T: 0151 330 5321
E: city@andrewlouis.co.uk

OLD SWAN OFFICE
8-10 East Prescott Road
Liverpool
L14 1PW

T: 0151-330 5350
E: oldswan@andrewlouis.co.uk

PRESCOT OFFICE
19 Eccleston Street
Prescot
Merseyside
L34 5QA

T: 0151-292 8880
E: prescot@andrewlouis.co.uk

