

# Looking for a New Home?

## Would you like to view a property or require further information?

Feel free to call our team on **01522 780020** and we will gladly assist.

We are open Monday – Friday 9am – 5pm (Wednesday 10am – 5pm) and Saturdays 9.30am – 1.30pm.

## Applying for a Tenancy

Once you have viewed a property and are happy it meets your needs, you will be required to complete an application form. Lighthouse uses an external referencing agency to carry out this work.

## Information required is as follows for referencing purposes:

- ✓ Full Name.
- ✓ Residential Address History.
- ✓ Current Employment Details (previous employment details if in current employment for less than 6 months)
- ✓ Landlord or Letting Agents details (if applicable).
- ✓ If Self-Employed, Accountants Name and Address, or Most Recent 3 Years Accounts.
- ✓ Declaration of ANY adverse credit history (even if satisfied).
- ✓ Documentary Evidence of Your Current Address (utility bills are acceptable)
- ✓ Proof of Identity. (A valid passport or driving licence)/ Right to Rent

A Guarantor and their information, as listed above, may be required if the applicant has a poor credit history, low income, foreign national status or less than 6 months continuous employment. Landlord's discretion will supersede with all references.

## Right to Rent Scheme

Under Section 22 of The Immigration Act we are required by law to check that you have a right to be in the UK before renting a property to you. As such, you will be required to show us original copies of certain documentation before keys to the property are released to you. If you are unable to provide the required documentation we will be prohibited from leasing you the property.

## Fees:

**Application(s)** - A non-refundable application fee of **£135.00 (Inc.VAT)** will be charged per person wishing to reside at the property (minors are not charged). With the landlord's agreement in principal, the referencing process can commence. Referencing usually takes 4-5 working days dependent upon circumstances.

**Contract/Check-In Fee** - Subject to successfully passing the referencing criteria/obtaining landlords agreement, the tenancy agreement is drawn up. A non-refundable contract/check-in fee totalling **£150.00 (Inc.VAT)** will be charged on the date you take occupancy. The check-in process must take place between 10:00am and 3:00pm weekdays.

## Payment

Fees may be paid by cash, cheque, credit or debit card (Please note a **3%** charge will be added for credit card payments).

Assuming your application to let a property is successful, you will then be provided with information regarding payment of rent, deposit and signing of the tenancy agreement.

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## VILLAGES



**The Granary/The Barn, Jubilee Farm, Thorpe-On-The-Hill**  
 2 bed Converted Barns, Furnished  
 Available as short term or holiday lets. Picturesque location, 15 minutes drive from Lincoln. Oil fired central heating, on site parking.

Prices from  
 £325 per  
 week

**Available  
 NOW!**



**19 Irwin Road - Gainsborough**  
 1 Bed, Unfurnished, Flat  
 Entrance Hall, Bathroom, Open Plan Living Room/Kitchen.  
 Allocated Parking, Gas Central Heating,  
 PVCu Double Glazing

£380  
 pcm

**Available  
 NOW!**



**59 Woodvale Close – Doddington Park**  
 3 Bed, Unfurnished, Detached House  
 Porch, Lounge, Kitchen/Diner, Stairs And Landing,  
 Family Bathroom, Front & Rear Gardens, Front & Rear  
 Garden, Gas Central Heating, PVCu Double Glazing,

£635  
 pcm

**Available  
 08/07/2016**

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## UPHILL



**228 Burton Road**  
 3 Bed, Unfurnished, Terraced House  
 Lounge, Dining Room, Kitchen, Bathroom,  
 Rear Courtyard, On-Street Parking  
 Gas Fired Central Heating, PVCu Double Glazing

£650  
 pcm

**Available  
 NOW!**

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## WRAGBY ROAD



**82 Venables Way**  
 2 Bed, Unfurnished, Apartment  
 Reception Hall, Open Plan Kitchen/Lounge, Bathroom  
 With Over Bath Shower, Single Garage and Parking  
 Gas Fired Central Heating, PVCu Double Glazing

£565  
 pcm

**Available  
 01/06/2016**

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## HIGH STREET

	<p style="text-align: center;"><b>51 Sincil Bank</b>            5 Bed, Furnished, Terraced House            Ground Floor Shower Room, Lounge/Diner, Family Bathroom With Over-Bath Shower, Rear Courtyard, On- Street Parking            Gas Central Heating, PVCu Double Glazing  <b>Short Term Let</b></p>	<p>£595 pcm</p>	<p><b>Available NOW!</b></p>
	<p style="text-align: center;"><b>22 Nelthorpe Street</b>            3 Bed, Furnished, Terraced House            Entrance Hall, Lounge (Possible Bedroom), Dining Room, Fitted Kitchen, Ground Floor Shower Room, Study (Possible Bedroom) Family Bathroom.            Gas Fired Central Heating, PVCu Double Glazing</p>	<p>£650 pcm</p>	<p><b>Available 11/07/2016</b></p>
	<p style="text-align: center;"><b>91 Riverside Drive</b>            2 Bed Apartments Available, Unfurnished            Entrance Hallway, Open plan Lounge and Modern Fitted Kitchen with built in Fridge/Freezer and Washing Machine, Electric Oven and Hob, Family Bathroom Suite</p>	<p>£595 pcm</p>	<p><b>Available 06/06/2016</b></p>
	<p style="text-align: center;"><b>33 Chelmsford Street</b>            3 Bed, Unfurnished, Terraced House            Lounge, Fitted Kitchen, Dining Room, Landing, Bathroom With Bath Shower, On Street Parking            Gas Central Heating, PVCu Double Glazing</p>	<p>£495 pcm</p>	<p><b>Available 10/06/2016</b></p>
	<p style="text-align: center;"><b>6 Archer Street</b>            2 Bed, Unfurnished, Terraced House            Fully Fitted Kitchen, Fridge Freezer, Cooker &amp; Washing Machine, Utility Area, Lounge, First Floor Bathroom            Gas Central Heating, PVCu Double Glazing</p>	<p>£450 pcm</p>	<p><b>Available 26/06/2016</b></p>
	<p style="text-align: center;"><b>13 st Andrews Street</b>            3 Bed, Furnished, Terraced House            Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Bathroom,            Gas Central Heating, PVCu Double Glazing</p>	<p>£550 pcm</p>	<p><b>Available 01/07/2016</b></p>
	<p style="text-align: center;"><b>6 Grantavon House</b>            1 Bed, Furnished, Apartment            Reception Hall, Open Plan Sitting Room With Kitchen, Double Bedroom, Bathroom,            Electric Heating, PVCu Double Glazing</p>	<p>£475 pcm</p>	<p><b>Available 07/07/2016</b></p>

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## MONKS ROAD

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**18 Friars Mews**  
2 Bed, Unfurnished, Apartment  
Entrance Hallway, Open Plan Lounge/Kitchen with  
Washing machine and fridge Freezer, Modern  
Bathroom, Electric Storage Heating

£560  
pcm

**Available  
NOW**



**10 Baggholme Road**  
3 Bed, Furnished, Terraced  
Lounge, Dining Room, Kitchen, Utility Area, Bathroom  
With Over Bath Shower, Yard With Shed Storage  
Gas Fired Central Heating, PVCu Double Glazing

£575  
pcm

**Available  
01/08/2016**

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## WEST END

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**66 Newland Street West**  
4 Bed, Furnished, Terraced House  
Reception Hall, Sitting Room, Lounge/Dining Room,  
Kitchen, Shower Room.  
Gas Central Heating, PVCu Double Glazing

£550  
pcm

**Available  
01/06/2016**



**2 Tennyson Street**  
4 Bed, Furnished, End of Terrace House  
Entrance Hall, Cloakroom, Lounge, Kitchen, Rear  
Courtyard, Family Bathroom  
Gas Central Heating, PVCu Double Glazing

£600  
pcm

**Available  
01/07/2016**

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