

Information



Information for Applicants

We wanted to thank you for your interest in one of our properties and also provide you with some information on who we are and what our process looks like.

MCL Property Ventures Limited is both the owner (landlord) and manager of the property you are viewing. By owning and managing, we can keep everything simple and fluid in terms of our relationship. Our family business is owned by Michael & Lucy Latimer, with the assistance of Duncan Edwards who runs all of our maintenance. Our business comprises 21 properties in the Northwest of England and London, and we take our responsibilities very seriously - to make sure that we provide decent properties that can become your home for as long as you need.

Applications: At any time, even before your viewing, you can complete our online application form. This definitely needs to be completed by all applicants before we can confirm progression, but many applicants choose to complete this sooner rather than later, as it allows a degree of pre-approval to be done before the viewing. There is absolutely no charge for completing and no obligation whatsoever to continue with any process.

This is the link to the application:

<https://applicant.arthuronline.co.uk/mclpropertyv/tenant>

The Process

Once you have viewed the property, you can express an interest in moving ahead with the tenancy. Our application form definitely needs to be completed at this point, and we normally conduct initial checks within a few hours.

We will never ask you for any money until such time as we have pre-approval completed, and after that point, we will ask for one week's rent as a holding deposit, which secures the property and allows us to stop advertising it. We never take holding deposits from multiple applicants.

Once everyone is happy, we draw up the tenancy agreement and other supporting documents, and these can be signed electronically. Once signed by everyone, we will then ask you to pay the deposit and balance of the first month's rent (less holding deposit) and you're ready to move in! We use an approved Government scheme to protect all deposits.

Information



Ongoing

We operate a tenancy management system called 'Arthur' that allows you to download our tenant app from either the Apple or Android stores. This is an important item as it serves as the main way we communicate with each other. It provides you with an audit trail and peace of mind about how any questions or problems are addressed. It also allows us to book any jobs/maintenance via our team of tradespeople and allows them to liaise with you directly to organise access.

Data Security and Privacy

We take data protection very seriously. We are registered with the ICO as a data controller and our privacy policy is available to view **here**.

More information?

If you have any questions, please contact us at: **michael@mclpv.co.uk** at any time, we are always ready to help.