

# AH

## AMBER HOMES



**54 Pit Lane**  
Ripley, DE5 3EU

**Monthly Rental Of**  
**£577.50**



## Ground Floor

- Living Room
- Kitchen
- Bathroom

## First Floor

- Bedroom 1
- Bedroom 2
- Bedroom 3

## Extra Property Information

- Driveway, - Rear Garden, - Gas Central Heating, - Double Glazing, - EPC Rating D, - Council Tax Band A

## Applicant Information

Sorry, No Pets. Non Smokers Only. Applicant must have income in excess of £16,500 Guarantor income £19,800. Applicants with adverse credit/or on benefits must have a guarantor.

## Viewing Arrangements

Viewings by appointment only. Please request a viewing online, then you will be asked to fill out a pre

viewing questionnaire before a viewing can be arranged.

## Deposit

A deposit equivalent to 5 weeks rent is required at the start of the tenancy.

## Disclaimer

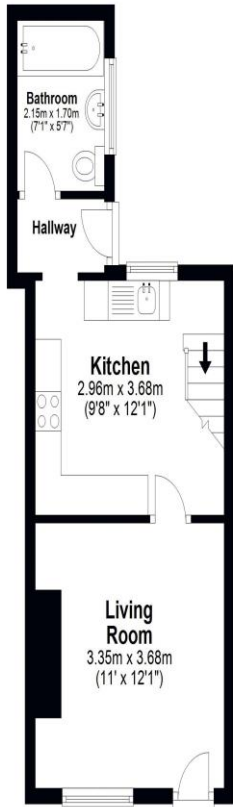
These particulars, whilst we believe to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this company has tested any included equipment and can give no authority to make any representation or warranty in respect of the property.





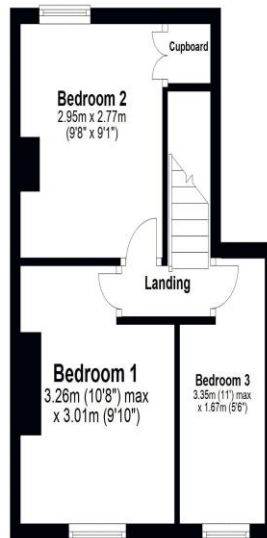
### Ground Floor

Approx. 29.1 sq. metres (313.6 sq. feet)



### First Floor

Approx. 27.0 sq. metres (290.8 sq. feet)



Total area: approx. 56.2 sq. metres (604.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

**Re: Application Process 54 Pit Lane, Ripley, Derbyshire, DE5 3EU**

Following on from your recent viewing at **54 Pit Lane, Ripley, Derbyshire, DE5 3EU**, if you would like to apply to rent the property please complete the below & return via email, once this has been received we will forward you the full online application forms to complete through LetAlliance.

**Tenant 1**

**Title (Mr, Mrs, Miss, Ms etc) -**

**Full Name –**

**Nationality –**

**Email Address -**

**Phone Number -**

**Current Property Address –**

**Address Status (Owner, Renting, Living with Parents/Friends, Other) -**

**If you're currently renting, please provide your current Landlord/Agent name and phone number -**

**Do you have any CCJ'S or Court Decrees? –**

**If yes, give details:**

**Have you ever been declared bankrupt, or have any IVA's etc? –**

**If yes, give details:**

**Current Employment Status (Employed, Retired, Independent Means, Self Employed, Unemployed, Student)**

**Name of Employer -**

**Job Role –**

**Is your employment permanent? –**

**Gross Annual Salary: £**

**Do you have any other source of income?**

**Annual Amount: £**

**Details/Breakdown:**

**Number of children and their age (if they will be living with you) -**

**Do you have any pets? -**

**If Yes please give further details:**

**Do you smoke? -**

**Any property specific requests, following on from your viewing? -**

**Ideal tenancy start date? -**

**Tenant 2.**

**Title (Mr, Mrs, Miss, Ms etc) -**

**Full Name –**

**Nationality –**

**Email Address -**

**Phone Number -**

**Current Property Address –**

**Address Status (Owner, Renting, Living with Parents/Friends, Other) -**

**If you're currently renting, please provide your current Landlord/Agent name and phone number -**

**Do you have any CCJ'S or Court Decrees? –**

**If yes, give details:**

**Have you ever been declared bankrupt, or have any IVA's etc? –**

**If yes, give details:**

**Current Employment Status (Employed, Retired, Independent Means, Self Employed, Unemployed, Student)**

**Name of Employer -**

**Job Role –**

**Is your employment permanent? –**

**Gross Annual Salary: £**

**Do you have any other source of income?**

**Annual Amount: £**

**Details/Breakdown:**

**Number of children and their age (if they will be living with you) -**

**Do you have any pets? -**

**If Yes please give further details:**

**Do you smoke? -**

**Any property specific requests, following on from your viewing? -**

**Ideal tenancy start date? -**

If you have adverse credit or if your income is below the required minimum level (please request this from the agent), you will require a guarantor. Please complete the Guarantor section below (please ensure you have obtained consent from your guarantor to provide their information. Once this has been received we will forward your guarantor the full online application forms to complete through LetAlliance.

**Guarantor.**

**Title (Mr, Mrs, Miss, Ms etc) and Full Name -**

**Email Address -**

**Phone Number -**

**Current Property Address -**

**Home owner? -**

**Do you have any adverse credit including County Court Judgements/Bankruptcy/IVA'S ? -**

**Estimated Annual Income -**

**Name of Employer & Job Role -**

**Is your employment permanent? -**

*Please note:*

*"As your agent, we have a legitimate business interest to make sure that any change of tenancy information is supplied to the relevant utility providers of the rented property to ensure that the relevant charges or liabilities are directed to the responsible parties at move in and move out.*

*In fulfilling this duty, we use Home Move & Utility Management Partner, LawDeck Ltd (t/a Homeshift) to identify and notify the existing utility suppliers that you have moved in or out of a property. LawDeck Ltd (t/a Homeshift) can also help you at your direction to ensure the orderly continuation of your utilities and related household services.*



**Sales - Lettings - Property Management**

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