



# iCCOMMODATE LTD

Property management and lettings

## 1. General Information

The information provided by **iCCOMMODATE Ltd** (“we,” “us,” or “our”) in any form—whether on our website, through email, in printed documents, over the phone, or during consultations is intended for general guidance only. While we strive to ensure all information is accurate and up to date, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, or suitability of the information for any particular purpose.

**It is your responsibility to verify any information before relying on it.**

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## 2. Not Legal or Financial Advice

All information provided by us is for general purposes and does **not** constitute legal, tax, financial, mortgage, or investment advice.

We strongly recommend that landlords, tenants, or any interested parties seek independent professional advice tailored to their specific circumstances.

## 3. Property Descriptions and Marketing

All property descriptions, rental valuations, measurements, photos, and features provided by us are provided in good faith but are subject to change and should not be relied upon as a statement of fact.

No warranty is given as to the accuracy of these details, and prospective tenants and purchasers are advised to carry out their own inspections and due diligence.

## 4. Limitation of Liability

We shall not be liable for any:

**447 Smithdown Road**  
**Liverpool**  
**L15 3JL**  
**Tel: 0151 291 1770**

**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

**CLASS**  
Citywide Landlord  
Accreditation Safety Scheme





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- Loss or damage resulting from the acts or omissions of tenants, landlords, contractors, or third parties introduced by us.
- Losses arising from delays, non-performance, or errors beyond our reasonable control.
- Any indirect, incidental, special, or consequential damages, including loss of profit or business.

## 5. Third-Party Services

We may recommend or introduce third-party service providers (e.g., maintenance contractors, referencing companies, deposit protection schemes). These providers operate independently, and we do not accept liability for their actions, omissions, or services. Engaging any third party is at your own discretion and risk.

## 6. Tenancy and Landlord Obligations

We provide services in accordance with the relevant tenancy and housing legislation in England and Wales. However, it is the **Landlord's responsibility** to ensure their property complies with legal requirements (e.g., safety regulations, consents to let, licensing).

We accept no liability for legal non-compliance where we have not been explicitly instructed or authorised to act.

## 7. No Guarantees

We cannot guarantee:

- The successful let of a property
- Continuous occupancy
- Timely rental payments
- Tenant conduct or the condition of the property at the end of a tenancy

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## 8. Website and Digital Content

The content on our website or other digital platforms is for general informational use only and is subject to change without notice. While we aim to keep our digital information up to date, we do not guarantee its availability or accuracy at all times.

## 9. Governing Law

This disclaimer shall be governed by and construed in accordance with the laws of **England and Wales**. Any disputes arising in connection with this disclaimer shall be subject to the exclusive jurisdiction of the English courts.

## 10. Contact Us

If you have any questions about this disclaimer, please contact:

**iCCOMMODATE Ltd**  
**447 Smithdown Road Liverpool L15 3JL**  
**info@iccommodate.co.uk**  
**01512911770**

## Acknowledgement

By engaging with our services or visiting our website, you acknowledge that you have read, understood, and agree to the terms of this disclaimer.

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