

DEAL SHEET

27 April 2007

Our Ref: 6241524
FIRST FLOOR FLAT AT 16
CONSTANTINE ROAD
HAMPSTEAD
NW2
Tel:

Landlord:
[Redacted]
19 Forest Road, Hampden
NW2 2EP
Tel: (h)
Tel: (w)
Fax:

Tenants
[Redacted]
Tel:

Negotiator:

Term: 12 months from 26/11/2005 to 24/11/2006

with break clause
Rent paid Monthly

Terminated 25/07/2006

Bank charges received

Transfer references received

Viewing Landlord's references

Issue Date: 2004
 Account Ref: [Redacted]
 Bill No: [Redacted]

MS [Redacted]
 4 FARM AVENUE
 LONDON

NW2

710

In respect of (if different from above):

FLAT GROUND FLOOR
 16 CONSTANTINE ROAD

COUNCIL TAX ADJUSTMENT NOTICE

The Council Tax Bill issued on the 25 June 2004 for the year 2004/2005 needs amendment because your Council Tax liability for this property has ended. The statement below gives revised details of the charge for your property:

Council Tax for band E £204.98
 Council Tax due for period 30.06.2004 to 19.08.2004 -£20.50
 Other Discount

Total Charge for the Period £184.48

Total Council Tax Payable 30.06.2004 to 19.08.2004 £184.48

Total amount payable for this bill £184.48

Council Tax for the period shown is payable as follows:

Date Due	Amount
24.09.2004	£184.48
Your current payment method is, MONTHLY CASH INSTALMENTS	

NOK

In Council at time when in occupied
 to become exempt

MEMORANDUM OF AGREEMENT

(For the renewal of an existing Assured Shorthold Tenancy Agreement)
Prepared on 20 April 2006

Re: Ground Floor Flat at 16 Constantine Road, London, NW3

TENANCY AGREEMENT

Original Agreement dated to commence on: 23 April 2005

Made between:

The Landlord

19 Hocroft Road

London

NW2 2BP

The Tenant

Or Ground Floor Flat

16 Constantine Road

London, NW3

1. It is hereby agreed between both parties that the terms of the Tenancy shall be extended for a further period of one year (less one day) from the 22nd April 2006 to 20th April 2007 on the same terms and conditions as set out in the afore mentioned Tenancy Agreement.

2. Either party agrees to increase the rent by £10.00 to £310.00 per week (£1343.33 per calendar month) from the 22nd April 2006

3. In all other respects the provisions of the Tenancy Agreement will continue in full force and effect.

Signed by

duly authorised for and on behalf of the Landlord/Tenant

Witness

Name

Address

(Please sign and forward your signed copy to the Landlord/Tenant at the above address)

ASSURED SHORTHOLD TENANCY AGREEMENT

DATED

PARTIES

1. [Redacted]
of: 19 Hogcroft Road
London
NW2 2BP

(Hereinafter called the "Landlord")

TFE

(Jointly & Severally liable, Hereinafter called the "Tenant")

PROPERTY LET : FIRST FLOOR FLAT AT 16 CONSTANTINE ROAD, HAMPSTEAD

TOGETHER WITH : The fixtures furniture and effects therein and more particularly specified in the inventory thereof signed by or on behalf of the parties

TERM : One year less one day from and including 26/11/2005 until and including 24/11/2006

RENT : £1733.33 per calendar month clear of all deductions for the duration of the term

PAYABLE : In advance by 12 equal monthly payments on the 26th of each calendar month

FIRST PAYMENT TO BE MADE on 26/11/2005

DEPOSIT : £2400.00 to be paid on the signing hereof to the Landlord to be dealt with in accordance with Clause 3(b)

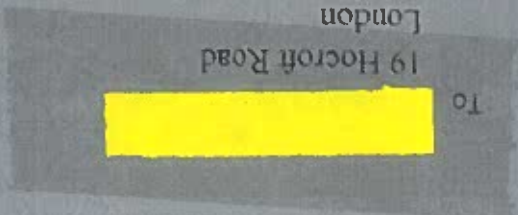
- a) The Landlord lets and the Tenant takes the Property for the Term at the Rent payable as above
- b) This Agreement incorporates the Letting Provisions annexed hereto

SIGNED by the Tenant

WITNESSED by

SIGNED and accepted by the Landlord

To
 19 Hocroft Road
 London
 NW2 2BP



Invoice : 1213
 Date : 29 November 2005

DESCRIPTION	AMOUNT	VAT
Re: FIRST FLOOR FLAT AT 16 CONSTANTINE ROAD, HAYPSTEAD, NW2 2BP Commission for Letting : Period 26/11/2005 to 24/11/2006 WEEKLY RENTAL: £400.00 MONTHLY RENTAL £1,733.33 LEASE TERM 12 months from 26/11/2005 to 24/11/2006 TOTAL INCOME £20,799.96 COMMISSION (Letting for 12 months @7.50%)	£1,560.00	£273.00
SUB TOTAL	£1,560.00	
V.A.T. @ 17.50 %		£273.00
TOTAL		£1,833.00

16

Alain Brodie Representation Ltd
6th Floor Fairgate House
78 New Oxford Street London WC1A 1HB



19 Howcroft Road
London
NW2 2BP

Monday, 22 May 2006

Dear Annette,

1ST FLOOR FLAT, 16 CONSTANTINE ROAD, HAMPSTEAD, NW3 2NG

Further to [redacted] letter and despite their need to leave on July 26th I would like to stay on living at the above address for the foreseeable future.

I am not sure how you would like this to be handled contractually but ideally, with your approval, I would like to find two more flatmates rather than move out.

Obviously I would prefer them to be people that I know so would like to give me the chance to ask around. If this doesn't prove successful then I would like to ask that you allow me to advertise and interview people for the other two rooms. I hope you will agree that this situation would suit both of us - giving me the chance to choose who I live with and saving you the cost/time of finding new tenants.

Perhaps we should have a chat? You can get me on either my mobile [redacted] or at work between 09.30 and 18.00 on [redacted]

Many thanks

Best wishes

STATEMENT OF ACCOUNT

FOR

Top Floor Flat at 16 Constantine Road, NW3

Dated: 26 Sep 2006

✓ Rent for period 23 Sep to 22 Oct 2006	£1950.00
✓ Rent received	
✓ Holding deposit (6 weeks rent)	£2700.00
Total amount received	£4650.00

Deductions:	
✓ Less letting commission (at 8% + VAT)	(£2199.60)
✓ Less cost of cutting new keys for Tenants (bill enclosed)	(£8.00)
Total due to Landlord	£2442.40

Bank of: 26/09/06
1/8

Thanking you,

Art
Ret



enquiries contact

Telephone: 0800 085 0044

17th Floor, 1 Freetown Square, 1 Freetown Square, London WC1V 6AJ

OVERDUE ACCOUNT

NR02

MS [redacted] ES

UPPER MAISONNETTE
16 CONSTANTINE ROAD
LONDON NW3 2NG

ACCOUNT NUMBER
[redacted]

23 June 2008

Dear Customer

**** OVERDUE ELECTRICITY BILL ****

TOTAL NOW OVERDUE
[redacted]

AMOUNT OVERDUE
[redacted]

If you have paid this bill within the last 7 days please accept our thanks and we apologise for having troubled you.

Despite our recent request for payment your electricity bill remains outstanding.

You can avoid further action by:

- Calling us free on **0800 085 0044** and paying by debit card. Please have your account number when making the call.
- Sending a cheque payable to EDF Energy Customers plc, with your account number on the back to:

Payment Processing Centre
PO Box 61
Plymouth
PL3 5YL

- Paying at a Paypoint outlet using the giro slip from your bill.

If you are having difficulty paying it is important you call us free on **0800 085 0044** and we may be able to offer further payment options.

Yours sincerely

[redacted signature]

Director of Account and Revenue Management

TO BE PAID IMMEDIATELY

**CALL FREE:
0800 085 0044**

Alliance & Leicester
Bancassurance - UK OAA

edfENERGY

Payment Slip

Bank Giro Credit



Reference (Customer account number)

Credit account number

Amount due
(No fee payable at PO counter)

[redacted]

[redacted]

[redacted]

signature

date

Cheque acceptable

63320600177210002942407



Cash

Cheque

£

Customer stamp and initial

Please do not write or mark below this line

HSBC Bank plc
Head Office Collections Account
EDF Energy Customers plc