

Deposit Protection Certificate

This Certificate confirms that your landlord/agent has protected your deposit with my|deposits, a government authorised tenancy deposit scheme, and complied with the Housing Act 2004 legislation. It must be read in conjunction with the 'Information for Tenants' leaflet which your landlord/agent should have given you with this certificate. A copy is available at www.mydeposits.co.uk in the tenant section. This Certificate is valid for the duration of the fixed term AST agreement (details below). If at the end of this agreement any of the terms change or you sign a new AST agreement then your landlord/agent must re-protect your deposit and issue you a new Certificate.

This Certificate has four sections:

1. Warnings to Tenants
2. Details of the Protected Deposit
3. Key details of The Housing Act 2004 - Prescribed Information Order
4. The end of your Tenancy

Section 1 – Warnings to Tenants:

- A landlord may protect the tenant's deposit with my|deposits. Alternatively a landlord may instruct an agent to protect the tenant's deposit on the landlord's behalf.
 - Your landlord always remains responsible for your deposit even if the landlord has instructed an agent to protect it on their behalf.
 - my|deposits does not hold your deposit, except during a deposit dispute when we will hold the disputed amount until the dispute is resolved.
 - Within 30 days of receiving your deposit your landlord/agent must provide you with a signed Deposit Protection Certificate and the my|deposits 'Information for Tenants' leaflet.
 - You should sign this Certificate to confirm the details are correct, or contact your landlord/agent with any errors.
 - my|deposits agent members must hold your deposit in a client bank account separate from other business monies.
- IF YOU HAVE PAID YOUR DEPOSIT TO AN AGENT YOU MAY WANT TO CHECK THIS**

Section 2 – Details of the Protected Deposit:

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|--|---|-------------------------------------|---|
| Certificate Number: | DPC02589330 | Amount of Deposit Protected: | £1710.00 |
| Property Address: | Flat 3B, 66 Chalk Farm Road, London, NW1 8AN | | |
| Landlord/Agent: | 66 Chalk Farm Road Ltd c/o Hallmark Estates Ltd 46 Great Marlborough Street London W 1F 7JW | Tenant: | Ms xin li 66 Chalk Farm Road London NW 1 8AN |
| Other Tenants: | Not Applicable | Interested Party: | Not Applicable |
| Date Deposit Collected from the Tenant: | 10 September 2014 | Period of Protection: | 09 October 2014 until three months from the date you vacated the property. |
| Start Date of Fixed Term AST: | 10 September 2014 | End Date of Fixed Term AST: | 09 September 2015 |
| Landlord/Agent | _____ | | _____ |
| Tenant/Lead Tenant | _____ | _____ | _____ |
| | Signature | | Print Name |

IMPORTANT

This certificate should be signed by both the Landlord/Agent and Tenant/Lead Tenant to confirm that the information stated above is accurate to the best of both parties knowledge.

Signature of Edward Hooker (Chief Executive Officer of my|deposits)