

Deposit Protection Certificate

mydeposits.co.uk

This Certificate confirms that your landlord/agent has protected your deposit with mydeposits, a government authorized 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 mydeposits. 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.
 - mydeposits does not hold your deposit, except during a deposit dispute when we will hold the disputed amount until the dispute is resolved.
 - Within 14 days of receiving your deposit your landlord/agent must provide you with a signed Deposit Protection Certificate and the mydeposits 'Information for Tenants' leaflet.
 - You should sign this Certificate to confirm the details are correct, or contact your landlord/agent with any errors.
 - mydeposits agent members must hold your deposit in a client bank account separate from other business monies.
- CHECK THIS WITH YOUR AGENT**

Section 2 - Details of the Protected Deposit:

Certificate Number:	DPC01381858	Amount of Deposit Protected:	£1680.00
Property Address:	Flat 3A, 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:	Mr christopher morrey Brookside New Road Wrenbury Nantwich CW 5 8HF
Other Tenants:	Not Applicable	Interested Party:	Not Applicable
Date Deposit Collected from the Tenant:	27 October 2011	Period of Protection:	08 December 2011 until three months from the date you vacated the property.
Start Date of Fixed Term AST:	27 October 2011	End Date of Fixed Term AST:	26 October 2012

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 mydeposits)

mydeposits is administered by HFIS plc, T/A Hamilton Fraser Insurance (The Scheme Administrator), mydeposits, Ground Floor, Kingmaker House, Station Road, New Barnet, Hertfordshire EN5 1NZ. Tel 0844 9800 290. Fax 0845 634 3403 • info@mydeposits.co.uk

10 NOV 2011

LONDON
RESIDENTIAL

Hallmark Estates Ltd
46 Great Marlborough Street
London
W1F 7JW

Landlord: L1902
Statement No: 4
Ref/Chq No: S/O
Date: 02/11/2011

**STATEMENT OF ACCOUNT AND PAYMENT ADVICE
AS AT 02/11/2011**

Re: Flat 3A, 66C Chalk Farm Road

INCOME

Mr Christopher Morrey

Rent from 27/10/2011 to 26/11/2011

Deposit to Landlord received.

Sundry received.

TOTAL INCOME

EXPENDITURE

Letting Fee: £280 per W for 12M x 7%

TOTAL EXPENDITURE

NET AMOUNT DUE TO LANDLORD

Paid direct into your account as agreed.

Net £	VAT £	Gross £
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1213.33	0.00	1213.33
1680.00	0.00	1680.00
62.14	0.00	62.14
2955.47	0.00	2955.47

1019.20	203.84	1223.04
1019.20	203.84	1223.04

1732.43

Our Invoice

Date	Invoice No.	VAT No:	Fees	VAT @ 20%	Total
02/11/2011	INV9626	815 1135 65	£1019.20	£203.84	£1223.04

