

Deposit Protection Certificate

mydeposits.co.uk

Under the Housing Act 2004 any landlord or letting agent taking a tenant's deposit under an Assured Shorthold Tenancy agreement must protect the deposit. This Certificate confirms that your landlord or agent has protected your deposit with mydeposits, a government approved tenancy deposit scheme. It must be read in conjunction with the 'Information for Tenants' guide that your landlord or agent should have given you with this Certificate. A copy of this guide is available in the Tenant's section at www.mydeposits.co.uk. Both of these documents are issued to you in accordance with the mydeposits Scheme Rules which can also be viewed on the same website.

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.
 - mydeposits does not hold your deposit, except during a deposit dispute when it 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 'Information for Tenants' leaflet.
 - You should sign this Certificate to confirm the details are correct.
 - Agents 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:	DPC00999395	Amount of Deposit Protected:	£1620.00
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 Jeszen Shih Flat 3B 66 Chalk Farm Road London NW 1 8AN
Other Tenants:	Not Applicable	Interested Party:	Not Applicable
Date Deposit Collected from the Tenant:	28 October 2010	Period of Protection:	25 November 2010 until the date the deposit is unprotected
Start Date of Fixed Term AST:	28 October 2010	End Date of Fixed Term AST:	27 October 2011

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

BELVOIR!

the lettings specialist

Belvoir Camden

1a Chalk Farm Parade, Adelaide Road, London NW3 2BN
T: 02071 997733 F: 0870 868 1936

Hallmark Estates
46 Great Marlborough Street
London
W1F 7JW

STATEMENT OF ACCOUNT

Statement prepared on 01/11/2010

Relating to Property: F5, 66c Chalk Farm Road, London

Tenant: Jeszen Shih (12 months from 28/10/2010)

Rent: 1170.00 pcm

Date	Description	Net	VAT	Gross
28/10/2010	1 st month rent	£1170.00		£1170.00
28/10/2010	Security deposit	£1620.00		£1620.00
28/10/2010	Adjustment of the rent (to 1 st November)	£150.96		£150.96
28/10/2010	Check out	£50.00	£8.75	£58.75

Total received: £2999.71

01/11/2010 Belvoir letting fee 7% £982.80 £171.99 £1154.79

To be forwarded by BACS: £1844.92

www.belvoirlettings.com/camden
camden@belvoirlettings.com



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Belvoir Camden

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Hallmark Estates
46 Great Marlborough Street
London
W1F 7JW

VAT @ 17.5%: Agency Number: 988872335
Landlord Code: L1020
Date: 27-10-2010
Ref: 48
Invoice No: INV054

INVOICE

	Net £	VAT £	Gross £
28/10/2010 Re: F5, 66 Chalk Farm Rd. 7% Fee.	982.80	171.99	1154.79
	982.80	171.99	
Total Invoice Amount			1154.79

Immediate Payment is required.