

11/06/2018

Memorandum of Agreement  
relating to  
the Tenancy Agreement dated 10/06/2017  
in relation to  
Flat 6 39 Netherall Gardens London, NW3 5RL  
made between

Akelius UK Twelve Ltd <sup>(1)</sup> and  
David Samson Dove <sup>(2)</sup>

**MEMORANDUM OF AGREEMENT**

**DATE:** 11th June 2018.  
**TENANCY AGREEMENT:** The Tenancy Agreement dated 10/06/2017 and made between (1) the Landlord and (2) the Tenant  
**LANDLORD:** Akelius UK Twelve Ltd  
**TENANT:** David Samson Dove

**PROPERTY:** Flat 6 39 Netherall Gardens London, NW3 5RL

The Landlord and the Tenant agree that the tenancy created by the Tenancy Agreement shall be renewed for a further term of 6 months from and including 11/06/2018 until 10/12/2018 on the same terms and conditions save for the following:

1. The rent for the new period is £1,278.33 (ONE THOUSAND TWO HUNDRED AND SEVENTY EIGHT POUNDS THIRTY THREE PENCE.) per calendar month.
2. The rent shall be payable on the 11th day of each month for the term of the tenancy with effect from 11/06/2018.
3. Akelius UK Twelve Ltd is a member of The Dispute Service Ltd and the deposit paid under the terms of the Tenancy Agreement will continue to be protected by TDS.

SIGNED BY:

.....  
For and on behalf of Akelius UK Twelve Ltd  
The Landlord

.....  
For and on behalf of Akelius UK Twelve Ltd  
The Landlord

SIGNED BY:

.....  
The Tenant: David Samson Dove

.....  
The Tenant:

.....  
The Tenant:

.....  
The Tenant:

**TENANCY DEPOSIT SCHEME**

**Housing Act 2004**

This information is prescribed under the Housing Act 2004. That means that the two parties to the Tenancy Agreement must be made aware of their rights during and at the End of the Tenancy regarding the protection of and deductions from the Deposit.

<b>ADDRESS OF THE PREMISES TO WHICH THE TENANCY RELATES</b>	Fiat 6, 39, Netherall Gardens London, NW3 5RL
<b>NAME OF LANDLORD(S)</b>	Akelus UK Twelve Ltd
<b>ACTUAL ADDRESS OF THE LANDLORD (THIS MUST NOT BE THE AGENT'S ADDRESS UNLESS THE AGENT IS PROTECTING THE DEPOSIT UNDER TDS)</b>	Akellus Residential Limited Coin House, 2 Gees Court, London, W1U 1JA
<b>EMAIL ADDRESS OF THE LANDLORD OR AGENT (IF APPLICABLE)</b>	LETTINGS@AKELIUS.CO.UK
<b>TELEPHONE NUMBER OF LANDLORD OR AGENT</b>	020 7871 9638
<b>FACSIMILE NUMBER (IF APPLICABLE)</b>	

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**NAME OF TENANT(S)**

[REDACTED]

**ADDRESS FOR CONTACT AFTER TENANCY ENDS**

**EMAIL ADDRESS FOR TENANT (IF APPLICABLE)**

[REDACTED]

**TELEPHONE NUMBER FOR TENANT**

**FACSIMILE NUMBER (IF APPLICABLE)**

**DEPOSIT AMOUNT**

£1,770.00

The holder of the Deposit will register the Deposit with and provide other required information to the Tenancy Deposit Scheme within 30 days of the commencement of the Tenancy or the taking of the Deposit whichever is the earlier and provide proof to the Tenant of compliance. If the holder of the Deposit fails to provide proof within 30 days the Tenant should take independent legal advice from a solicitor, Citizens Advice Bureau (CAB) or other housing advisory service.

A leaflet entitled "What is the Tenancy Deposit Scheme?" explaining how the Deposit is protected by the Housing Act 2004 is attached to this document for the Tenant by the person holding the Deposit.

At the End of the Tenancy:

1. The Deposit will be released following the procedures set out in clause 6 of the Tenancy Agreement attached.
2. Deductions may be made from the Deposit according to clause 6 of the Tenancy Agreement attached. No deductions can be made from the Deposit without written consent from both parties to the Tenancy Agreement.
3. The procedure for instigating a dispute regarding deductions from the Deposit at the End of the Tenancy is summarised in "What is the Tenancy Deposit Scheme?" which is attached to this document. More detailed information is available on: [www.tds.gb.com](http://www.tds.gb.com).
4. TDS is specifically excluded under Statutory Instrument from adjudicating where, despite making reasonable efforts to do so, the Landlord or the Agent are unable to contact the Tenant, or the Tenant is unable to contact the Landlord or the Agent. Under these circumstances the Member must do the following:  
  
Make every practical effort, over a reasonable period of time but for no longer than it would take for the ICE to resolve a dispute, to contact the (ex) - Tenant/Landlord using information readily available.  
  
Determine dilapidations, rent arrears and any other prospective deductions from the Deposit as they would normally do.  
  
Allocate the Deposit, pay the party who is present as appropriate, and transfer the amount due to the absent Tenant/Landlord to a suitably designated "Client Suspense (bank) Account".
8. A formal record of these activities should be made, supported by appropriate documentation.
9. Following sufficient time (usually at least six years) having elapsed from last contact from the absent Tenant/Landlord, the Member may then donate the amount allocated to them to a suitable registered charity - subject to an undertaking that any valid Claim subsequently received by the Member from the beneficial or legal owner would be immediately met by the Member from its own resources.
10. Should the absent Tenant/Landlord return within that period and seek to dispute the allocation of the Deposit, the ICE may offer to adjudicate.

The Landlord confirms that the information provided to the Agent and the Tenant is accurate to the best of his knowledge and belief and that the Tenant has had the opportunity to examine the information.

The Tenant confirms that he has been given the opportunity to examine this information. The Tenant confirms by signing this document that to the knowledge of the Tenant the information above is accurate to the best of his knowledge and belief.

Signature:

Email: [pm@akelius.co.uk](mailto:pm@akelius.co.uk)

# Flat 6, 39 Netherall Gardens - Renewal Agreement - 40082.0006

Adobe Sign Document History


05/21/2018


PROPERTY INFORMATION  
PROPERTY ADDRESS  
PROPERTY TYPE  
PROPERTY STATUS  
PROPERTY CONTACT  
PROPERTY PHONE  
PROPERTY FAX  
PROPERTY EMAIL  
PROPERTY WEBSITE  
PROPERTY URL


Created:	05/11/2018
By:	Akelius Property (pm@akelius.co.uk)
Status:	Signed
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## "Flat 6, 39 Netherall Gardens - Renewal Agreement - 40082.0006" History

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 [REDACTED] (paul.grundy@akelius.co.uk), and Paul Grundy  
(paul.grundy@akelius.co.uk)  
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