



The Deposit Protection Service

PRESCRIBED INFORMATION RELATING TO TENANCY DEPOSITS*

The Deposit Protection Service

NOTE: The Landlord must supply the Tenant with the Prescribed Information regarding any tenancy deposit required to be dealt with under the custodial tenancy deposit scheme.

To: (insert names of all tenants and any other person (third party) paying a tenancy deposit on behalf of a tenant)

ASIA BEGUM, MD AKHLAKUR RAHMAN

1. *The name, address and contact details of the Scheme Administrator of the Tenancy Deposit Scheme that is safeguarding your tenancy deposit is:*

The Deposit Protection Service (The DPS)

The Pavilions

Bridgwater Road

Bristol

BS99 6AA

Telephone No. 0844 4727 000

Online: Enquiry Forms are available through the Virtual Customer Service Agent or the Frequently Asked Questions at www.depositprotection.com

2. *Information contained in a leaflet supplied by the Scheme Administrator to the Landlord explaining the operation of the provisions contained in the statutory scheme.*
See attached Terms and Conditions.
3. *Information on the procedures applying for the release of the deposit at the end of the tenancy.*
See attached Terms and Conditions.
4. *Procedures that apply under the Scheme where either the Landlord or the Tenant is not contactable at the end of the tenancy.*
See attached Terms and Conditions.
5. *Procedures that apply under the Scheme where the Landlord and the Tenant dispute the amount to be repaid to you in respect of the deposit.*
See attached Terms and Conditions.
6. *The facilities available under the Scheme for enabling a dispute relating to the deposit to be resolved without recourse to litigation.*

There is an alternative Dispute Resolution Scheme available enabling an independent adjudicator to decide on any dispute.

See attached Terms and Conditions for further information

* In accordance with The Housing (Tenancy Deposits) (Prescribed Information) Order 2007.

7. *Tenancy specific information*

(a) *Amount of deposit paid.*

(insert amount of deposit paid; in the case of a joint tenancy it should be the total amount paid)

£1492.50

(b) *Address of property to which the tenancy relates.*

Flat 507, 87 Axe Street, Barking, Essex, IG11 7FS

(c) *Name, address and details of Landlord(s)*

Name: **Kabiru Adewale Anibaba**

Address including postcode: **26 Acacia Grove, New Malden, KT3 3BJ**

Telephone Number : **0203 441 1695**

Email address (if any):

Fax Number (if any):

(d) *Name, address and contact details of the Tenant(s) (in the case of joint tenants insert this information for all tenants).*

(1) **ASIA BEGUM**

Address including postcode: **Flat 507, 87 Axe Street, Barking, Essex, IG11 7FS**

Telephone number(s): **07450986189**

Email address(es): **asiabegum82@hotmail.com**

Fax Number(s):

Contact address to be used by The Landlord at the end of the tenancy: **Flat 507, 87 Axe Street, Barking, IG11 7FS**

(2)A

Address including postcode: **Flat 507, 87 Axe Street, Barking, Essex, IG11 7FS**

Telephone number(s): **07450226616**

Email address(es): **akhlak200411@yahoo.co.uk**

Fax Number(s):

Contact address to be used by The Landlord at the end of the tenancy: **Flat 507, 87 Axe Street, Barking, IG11 7FS**

(f) *Circumstances when all or any part of the deposit may be retained by the Landlord.*
Refer to Clause(s) [**please insert relevant clause reference below**] of Tenancy Agreement.

- 15.1 The Landlord may make such deductions from the Deposit as are reasonable should the Landlord suffer any loss as a result of the Tenant breach of the terms of the Agreement. This includes:
- 15.1.1 Reasonable costs and compensation where the property and contents are returned in a less favourable condition than given at the beginning of the tenancy (subject to fair wear and tear)
 - 15.1.2 Non-payment of any rent or interest on any amount, which was not paid when it was lawfully due
 - 15.1.3 Non-payment of any utility bills (including reconnection charges) or Council Tax bills relating to the property
 - 15.1.4 Reasonable costs of sending reminder letters and other costs associated with processing defaulting payments such as uncleared cheques, failed standing orders or similar
 - 15.1.5 The Tenants allow overcrowding that results in non compliance with the number of allowed occupants or fines for the Landlord
 - 15.1.6 Loss associated with the breach of any restrictive covenants to which the Property is subject
 - 15.1.7 Reasonable costs for replacing alarm codes or keys or and locks on failure to return codes or keys
 - 15.1.8 Reasonable costs and compensation where the Tenant unreasonably or wilfully obstructs the Landlord or his Agents or Contractors from performing their repair and maintenance obligations
 - 15.1.9 Any Insurance excess if the claim was as a result of the failure of the Tenant or someone the Tenant had invited into the Property to act reasonably
 - 15.1.10 Reasonable costs of the Landlord securing possession where the Tenant has failed to comply with a lawful notice to leave the property or where they leave earlier than the Tenancy Agreement permits
 - 15.1.11 Reasonable costs for the disposal, removal, replacement and/or storage of items, which are left at the premises at the end of the tenancy
 - 15.1.12 Costs incurred where the property has to be re-let when the tenants has vacated earlier than the contract end date.
 - 15.1.13 The cost of the rent guarantee insurance if the tenant vacates the property earlier than the contract end date at the cost of £350.00
 - 15.1.14 Any costs incurred by the landlord if the tenant vacates the property earlier than contract end date up until a new tenant is found and has moved into the property
 - 15.1.15 All keys must be returned to the Landlord/Agent this includes any extra keys cut at the end of the tenancy by 6.00pm. If the keys are not returned or the Landlord/Agent believes there are extra keys which have not been returned then the tenant agrees the sum of £150.00 will be taken from the deposit to allow the Landlord/Agent to change the locks at the property.
 - 15.1.16 Unpaid late payment charges

I/We (being the Landlord) certify that –

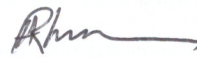
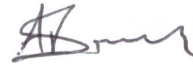
- (i) The information provided is accurate to the best of my/our knowledge and belief
- (ii) I/We have given the Tenant(s) the opportunity to sign this document by way of confirmation that the information is accurate to the best of the Tenant(s) knowledge and belief

Landlord(s): KABIRU ADEWALE ANIBABA. Signature(s):



Dated: 16/01/2015

Tenant(s): ASIA BEGUM, MD. AKHLAKUR RAHMAN. Signature(s):



Dated: 16/01/2015

NOTES

- (1) A copy of the **Deposit Protection Service Terms and Conditions** must be attached to this document. It is available to download from <http://www.depositprotection.com/documents/terms-and-conditions.pdf>
- (2) The tenant(s) and relevant persons (if any) agree that the lead tenant has been nominated by all the joint tenants and any relevant persons and that the responsibilities of the lead tenant are fully understood by all tenants. The responsibilities are detailed in Section 8 of the attached Terms and Conditions.
- (3) It is the tenant's or lead tenant's (where relevant) responsibility to register their contact address with The DPS and to ensure that address is updated at the end of the tenancy.
- (4) The document is provided by The DPS by way of information only. The DPS accepts no liability for its contents. It is the Landlord(s) responsibility to ensure it is completed accurately, served on the Tenant(s) within 30 days of receipt of the deposit and to give the Tenant(s) an opportunity to check and sign this document.