

08/12/2020



Vantage Point
23 Mark Road
HEMEL HEMPSTEAD
Hertfordshire
HP2 7DN

Tel: 0345 345 1584
Fax: 0345 345 1586
(Local rate call)

International: 00 441442 437600

Mr Jason A Sweeney & Ms Hannah L Brown
48 Jade Gardens
Colchester
CO4 5FG

STATEMENT

Account Number: 79600368
Re: 48 Jade Gardens Northfields Colchester CO4

Date	Description	Period	Ref	Debit	Credit	Bal. O/S
29/10/2015	Solicitors Payment Received		5595		127.43	-127.43
29/10/2015	Service Charge	08/10/2015 - 31/12/2015	1840608	28.37		-99.06
01/01/2016	Service Charge	01/01/2016 - 30/06/2016	1893002	61.07		-37.99
01/02/2016	Service Charge	08/10/2015 - 31/12/2015	1920782	0.07		-37.92
01/02/2016	Service Charge	01/01/2016 - 30/06/2016	1920782	0.15		-37.77
01/07/2016	Service Charge	01/07/2016 - 31/12/2016	2018495	62.84		25.07
29/12/2016	Balancing Charge Y/E 2016	08/10/2015 - 30/06/2016	2201865	10.27		35.34
01/01/2017	Service Charge	01/01/2017 - 30/06/2017	2194160	62.84		98.18
01/07/2017	Service Charge	01/07/2017 - 31/12/2017	2332000	62.84		161.02
07/08/2017	Admin Fee on Referral		2382314	150.00		311.02
16/11/2017	HLS Payment Received		Bacs 16/11		233.02	78.00
14/12/2017	HLS Payment Received		Bacs 14/12		3.00	75.00
14/12/2017	Legal Referral Costs		358466		75.00	0.00
01/01/2018	Service Charge	01/01/2018 - 30/06/2018	2514681	62.84		62.84
19/01/2018	Payment Received		KEYIVR1901		62.84	0.00
01/07/2018	Service Charge	01/07/2018 - 31/12/2018	2656396	62.84		62.84
23/07/2018	Payment Received		KEYIVR2307		62.84	0.00
01/01/2019	Service Charge	01/01/2019 - 30/06/2019	2843705	62.84		62.84

In accordance with your lease/transfer please note that failure to pay on time may mean that interest will be charged and/or that legal action will be taken to recover the sum due. **If your account is in arrears and we have instructed solicitors in respect thereof, payment of the sums stated herein does not constitute full and final settlement and you will remain liable to make payment in respect of any legal fees, interest and administration charges that have been incurred.**

If your account is paid by Direct Debit there is no need to do anything further, this statement is provided for your information.

Service Charge is payable as per the terms of your lease/transfer by the following methods:

Website/Online Payment – www.trinityestates.com Homepage - Residents Portal Login.

Credit/Debit Card PAYMENT HOTLINE (24 HR) – Call 0330 0081098 (Ensure to quote: 79600368 as your account no).

Bank Transfer: RBS – Sort Code 16-00-18 – Account No: 41471888 (Ensure to quote: 79600368 as the reference).

GROUND RENT – (where applicable) is payable in full when due.

The name of the Lessor/Rent Charge Owner and address where notices may be served is: Homes and Communities Agency C/o Legal Services Central Business Exchange II 414-428 Midsummer Boulevard High St Cowley MILTON KEYNES MK9 2EA The name of the RMC / RTM is: Northfields (Colchester) Management Company Limited Vantage Point 23 Mark Road HEMEL HEMPSTEAD Hertfordshire HP2 7DN

Please Detach Here -----

REMITTANCE ADVICE

48 Jade Gardens, Northfields

Account No: 79600368

Amount Due: £0.10

Please return Remittance Advice with payment to Trinity Estates. Should a receipt be required, please tick box and return the complete Statement, together with a stamped addressed envelope. The Statement will be sent back to you receipted.

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48 Jade Gardens
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Account Number: 79600368
Re: 48 Jade Gardens Northfields Colchester CO4

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03/03/2019	Payment Received		KEYIVR0303	62.84		0.00
01/07/2019	Service Charge	01/07/2019 - 31/12/2019	2995802	62.84		62.84
17/07/2019	Service Charge	01/07/2019 - 31/12/2019	3052624	7.73		70.57
16/10/2019	Payment Received		Bacs 16/10		70.57	0.00
10/12/2019	Balancing Charge Y/E 2017	01/07/2016 - 30/06/2017	3203277	29.60		29.60
10/12/2019	Balancing Charge Y/E 2018	01/07/2017 - 30/06/2018	3203277	29.43		59.03
01/01/2020	Service Charge	01/01/2020 - 30/06/2020	3194317	70.57		129.60
14/02/2020	Balancing Charge Y/E 2019	01/07/2018 - 30/06/2019	3258625	20.10		149.70
01/07/2020	Service Charge	01/07/2020 - 31/12/2020	3349542	73.65		223.35
29/07/2020	Payment Received		KEYIVR2907		223.35	0.00
09/11/2020	Service Charge	01/07/2019 - 30/06/2020	3527996	0.10		0.10
Total Amount Due:						0.10

In accordance with your lease/transfer please note that failure to pay on time may mean that interest will be charged and/or that legal action will be taken to recover the sum due. **If your account is in arrears and we have instructed solicitors in respect thereof, payment of the sums stated herein does not constitute full and final settlement and you will remain liable to make payment in respect of any legal fees, interest and administration charges that have been incurred.**

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