

Notice of the Rent Assessment Committee Decision

Rent Act 1977 Schedule 11

Address of Premises

126 Walnut Tree Close
Guildford
Surrey
GU1 4UQ

The Committee members were

Mr D Agnew LLB LLM
Mr R A Wilkey FRICS FICPD
Miss J Dalal

Landlord Mrs J M James

Tenant Mrs P A Stacey

1. The fair rent is £ 516.50 Per CAL MONTH (excluding water rates and council tax but including any amounts in paras 3&4)

2. The effective date is 15 DEC 2004

3. The amount for services is £ nil Per negligible/not applicable

4. The amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance is

£ nil Per not applicable

5. The rent is not to be registered as variable.

6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 apply (please see calculation overleaf) / do not apply because 1st registration/15% exemption.

7. Details (other than rent) where different from Rent Register entry

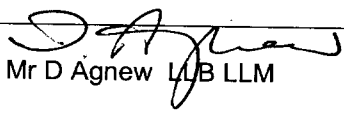
nil

8. For information only:

(a) The fair rent to be registered is the maximum fair rent as prescribed by the Rent Acts (Maximum Fair Rent) Order 1999. The rent that would otherwise have been registered was £528.00 per CAL MONTH including £ per for services (variable).

(b) The fair rent to be registered is not limited by the Rent Acts (Maximum Fair Rent) Order 1999, because it is the same as/below the maximum fair rent of £ per including £ per for services (variable) prescribed by the Order.

Chairman


Mr D Agnew LLB LLM

Date of Decision

15 DEC 2004