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PROFESSIONAL SERVICES

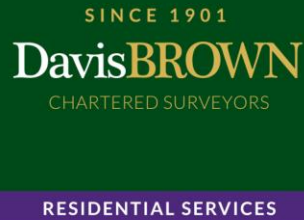
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RESIDENTIAL SERVICES

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COMMERCIAL SERVICES

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No. 1 Margaret Street  
London W1W 8RB

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T (44) 020 7637 1066  
F (44) 020 7255 1692  
E [info@davis-brown.co.uk](mailto:info@davis-brown.co.uk)  
[www.davis-brown.co.uk](http://www.davis-brown.co.uk)

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-SUBJECT TO CONTRACT-

Mr Naish  
6 St Laud Close  
Bristol  
BS9 1DJ

07 August 2018

Dear Mr Naish,

Further to our recent correspondence, I am delighted you would like to proceed with the above property and I have set out the agreed terms of the tenancy below, subject to contract.

**Property Address**

57a Great Titchfield Street  
Fitzrovia  
London  
W1W 7PN

**Tenants**

Calum Naish  
Alexander Salomon  
Max Altenburg  
Eduardo Conesa-Pietscheck

**Tenancy term**

From a start of the **3 September 2018**

For a period of 12 months with a mutual break clause after 10 months, subject to 2 months' notice  
Assured Shorthold Tenancy agreement to be prepared by Davis Brown

**Rental**

£57,200.00 for the first year payable in three quarterly instalments of £14,300.00 and thereafter monthly payments of £4,766.67

The rent for the second year to be linked by any increase in the RPI but no greater than 8% and no less than 3%

CHARTERED SURVEYORS



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DIRECTORS

A.N.How FRICS IRRV    D.C.Moon DipBS FRICS    D.C.Green BA (Hons) MRICS    A.Guerguis MSc MRICS    E.How BSc (Hons) MARLA

CONSULTANTS

A.J.R Thompson BSc FRICS    K.C.Usher BSc FRICS

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Company Registration 3604654 • VAT Registration 722 2905 56

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**Deposit**

**£6,600.00** deposit equivalent to six weeks rent to be held by the Agent as stakeholder against any unpaid rent and/or damages/dilapidations  
Please note, the six week deposit is subject and dependent on a satisfactory previous landlord reference.

**Holding Deposit**

In order to remove the flat from the market we will require a holding fee equivalent to two weeks rent to clear in our Client Account as soon as possible:

**Total = £2,200.00**

**Special Agreed Terms**

1. Painting of the property
2. Replacing the sofa in living room

These monies will contribute towards the six week deposit which will be requested prior to your occupation. *Please note, should the proposed tenant(s) fail the reference checks, withdraw his/her offer or fail to progress the tenancy, for any reason, then the deposit will be non-refundable and offset against all costs incurred.*

**Our bank details are as follows:**

Account name: Davis Brown Client Account Number 2

Sort Code: 23-83-98

Account number: 2 1 1 0 4 4 4 9

IBAN Number: GB22 AIBK 2383 9821 1044 49

Bank name: Allied Irish Bank

We would be grateful if you could use the reference '103/JW/57a Great Titchfield Street'

**Referencing & Right to Rent:**

We will require the following documentation:

**Passport & Visa (if applicable)**

**Proof of address (i.e. a bank statement or utility bill dated within the last month)**

**Completed Contact Information Form (attached)**

If you require a Visa to live in the UK, by law we must see an original copy of your passport and visa before we are able to release the keys. Please note, the keys will not be released until we have seen original documentation from ALL TENANTS.

Upon receipt of the holding deposit and the above documentation, you will be sent an online

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PROFESSIONAL SERVICES

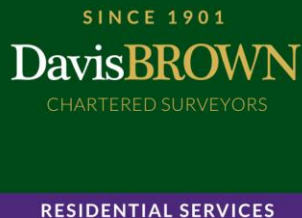
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reference check application for. The Landlord will require both Landlord and employment references and which will be obtained by Homepl – an external credit check company. Please note, if you are a student and will be using a guarantor, we will require you to complete the Homelet despite having no income, before we are able to reference a guarantor.

#### Next steps

Davis Brown will be sent a reference report from Homepl which we will forward onto the Landlord along with the Right to Rent checks for their final approval.

We will prepare the Tenancy Agreement and other necessary documentation together with a statement for balance of the rent, deposit and administration monies. The administration fee is £200.00 and Tenants are responsible for the cost of the check-out inventory check at the end of the tenancy.

Before we can release the keys, you will be required to settle final payment for:

**£14,300.00** – Three months' rent in advance  
£4,400.00 – Remaining deposit monies (4 weeks)  
£200.00 – Davis Brown Administration Fee  
£240.00 – Reference Checks (£60.00 x 4)  
**Total: £19,140.00**

Please do not hesitate to contact me should you have any queries.

With kind regards

Joshua Webber  
**On behalf of Davis Brown**

#### To be completed by ALL prospective Tenants:

I confirm that I have read and fully understood the terms of this letter

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

CHARTERED SURVEYORS



**RICS**



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