## Prescribed information about the protection and deduction from the Deposit

The Tenancy Deposit Scheme was set up by the Housing Act 2004. Under that scheme, a landlord must provide certain information to a tenant. This document satisfies that requirement.

Name and address of Landlord(s):

Lewis Cowan, Peter William Murcott, Jonathan Brian Gater, Susan Rachel Miller - Trustees of Jeanette Cowan Settlement **of** c/o Hale & Co Llp, Belmont Place, Belmont Road, Maidenhead, SL6 6TB, United Kingdom

Name of Deposit Holder:

Deposit Holder's address:

Deposit Holder's email address:

Deposit Holder telephone:

Tenant's name and address, (as provided to Deposit Holder):

Harry Benjamin Sain **of** 32 Hofland Road, London, W14 0LN, United Kingdom

Alec John Price **of** 32 Hofland Road, London, W14 0LN, United Kingdom

Jonathan Wood **of** 32 Hofland Road, London, W14 0LN, United Kingdom

Tenant's email address: harry.b.sain@gmail.com

Tenant's telephone number: 07912506540

The deposit is the sum of £3069.

## Procedure relating to the deposit

1. When the tenancy ends, a deduction may be made from the deposit according to the terms of the agreement attached to this information document.
2. A leaflet explaining how the deposit is protected by the Housing Act 2004 will be provided to the tenant/s by the person holding the deposit.
3. 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 start of the tenancy or receiving the deposit, whichever is earlier, and provide proof to the tenant/s that he has done so.
4. If the holder of the deposit fails to provide proof within 30 days the tenant/s should take independent legal advice from a solicitor, Citizens Advice Bureau (CAB) or other housing advisory service.
5. At the end of the tenancy, the landlord / deposit holder must tell the tenant/s within 10 working days of the end of the tenancy, (or as specified in the tenancy agreement) if he proposes to make any deduction from the deposit.
6. If the tenant disagrees with the reasons given for the deduction, he may "instigate a dispute” by applying to the Tenancy Deposit Scheme.
7. When the landlord and tenant/s agree how much of the deposit should be returned, the scheme should be notified and/or any monies held by the Landlord must be paid back within 10 working days. Failure to return the deposit within the specified period will be grounds for the tenant/s to refer the matter to the scheme.
8. If the tenant/s wishes to dispute a deduction from the deposit as proposed by the landlord he should inform the landlord within 20 working days after the end of the tenancy.
9. It is not compulsory for the parties to refer the dispute to the scheme for adjudication. Theparties in dispute may, if they choose, seek the decision of the Country Court. However, this may take longer and will incur further costs. The judge may refer the dispute back to the scheme for adjudication. If the parties do agree that the dispute should be resolved by adjudication, then the decision of the adjudicator will be final and binding.
10. If one party is unable to contact the other, any action relating to the deposit can be taken only in the County Court because the schemes no jurisdiction in this circumstance.

Each party now confirms that so far as he is aware, the information provided in this document is true.

Landlord

Name: Lewis Cowan, Peter William Murcott, Jonathan Brian Gater, Susan Rachel Miller - Trustees of Jeanette Cowan Settlement

Signature............................................

Tenant

Name: Harry Benjamin Sain

Signature............................................

Name: Alec John Price

Signature............................................

Name: Jonathan Wood

Signature............................................

**Date signed**: