

DEED OF AGREEMENT REGARDING A HOLDING DEPOSIT

This Deed of Agreement is made the 13th day of August 2018

BETWEEN Vantage Properties & Management Ltd.

Of 24 Skylines, Limeharbour, London E14 9TS ("the Agent")

AND

(Applicant's Name) Mr Khushhal Singh Yadav & Ms Meenakshi Yadav

Of (Applicant's Address) APT NO 6.13, THE ARC, 2F QUEENS ROAD, BELFAST, BT3 9FG
("the Applicant")

Relating to the Premises known as: Flat 34 Mercier Court, 3 Starboard Way, London, E16 2JW

It is agreed between the Agent and the Applicant as follows:

1. The Agent will remove the Premises from the letting market for a period of 7 days to enable references to be taken up on the applicant and the terms of a tenancy for the Premises to be negotiated.
2. The Applicant will pay the sum of £305.77 ("the Holding Deposit") to Vantage Properties & Management Ltd. ("the Agent") to hold.
3. The Holding Deposit of £305.77 is payable when the application for a tenancy is submitted to the Agent.
4. The Holding Deposit will be held by the Agent until references have been obtained and all the terms of a tenancy agreement for the Premises have been negotiated and agreed.
5. The Holding Deposit does not guarantee the Applicant a tenancy of the Premises, which will form a separate contract and will be subject to negotiation.
6. The Applicant confirms that if any agreed tenancy does not commence on the date agreed and shown on the signed tenancy agreement for the Premises through no fault of the Landlord, the Applicant fails the referencing process, or the Applicant withdraws prior to signing a tenancy agreement that the Applicant will compensate the Agent by paying up to the full amount of the Holding Deposit together with the reasonable costs for the period that the Premises were withdrawn from the market to allow negotiations to take place.

Initials

Khushhal Singh Meenakshi

7. The Agent will return the Holding Deposit in full to the Applicant if the Landlord withdraws the Premises from the market or turns down the application of the Applicant for any other reason than failing the referencing procedure. The Applicant will then only be liable to pay the referencing fee plus VAT.
8. The Holding Deposit does not fall under the deposit protection schemes of the Housing Act 2004.
9. The Applicant will be bound by the terms of this Agreement if the Applicant pays cleared funds to the Agent on behalf of the Applicant but fails to sign this Deed.
10. The Deed of Agreement is subject to the laws in England and Wales.

Signed as a Deed for and on behalf of:

Vantage Properties & Management Ltd.

24 Skylines, Limeharbour, London E14 9TS}

in the presence of:

Signature of Witness }

(Name of Witness) }

(Address of witness) }

(Witness' Occupation) }

Signed as a Deed by:

(Name of Applicant) } KHUSHAL SINGH YADAV / MEENAKSHI YADAV

(Applicant's Address) } APT NO- G.13, THE ARC

} 2 F QUEENS ROAD, BELFAST, BT3 9FQ

in the presence of:

Signature of Witness } A. K. Koush

(Name of Witness) } KAMESHWARA SAO ANDOOL

(Address of witness) } 5, HILLVIEW AVENUE

} BELFAST BT5 6JR

(Witness' Occupation) } IT CONSULTANT

Initials KHUSHAL MEENAKSHI