

ASSURED SHORTHOLD TENANCY AGREEMENT

THE HOUSING ACT 1988

(AMENDED HOUSING ACT 1996)

AN AGREEMENT made on **1st September 2018** BETWEEN **Ms Yin Hung NG** (hereinafter called "the Landlord" this expression shall be where the context admits and include the person for the time being entitled in reversion expectant on the tenancy hereby created) of the one part and **Mr Khushhal Singh Yadav & Mrs Meenakshi Yadav of Apartment 6, 13 The Arc, 2F Queens Road, Belfast, BT3 9FG** (hereinafter called "the Tenant" which expression where the context admits and include the persons deriving title under the Tenant) of the other part.

WHEREBY IT IS AGREED as follows:-

1. The Landlord shall let and the Tenant shall take all those premises situated and known as **Flat 34 Mercier Court, 3 Starboard Way, London, E16 2JW** (hereinafter called "the Premises") TOGETHER with the fixtures, furniture and effects (hereinafter referred to as "the contents") now in or upon the premises and more particularly specified in the inventory thereof signed by or on behalf of the parties hereto for a term certain of 12 months less 1 day commencing at **1st September 2018** and expiring at **12 Noon on the 31st August 2019** at a rent of **£1,325.00** per calendar month clear of all deductions to be payable in advance on **1st** of each month by standing order to the bank account of the Landlord's Agent of '**Vantage Properties & Management Ltd.**', Bank: **National Westminster Bank (NATWEST); Sort Code: 60-30-03; Account Number: 8222 3483**. The first such payment of **£1,325.00 (One Thousand Three Hundred and Twenty Five Pounds)** is to be paid on the signing of this agreement by the commencement of the Tenancy.

(1) Either the landlord/ the tenant(s) may terminate the term and the tenancy hereby created on or after the **1st March 2019** by giving not less than 60 (sixty) days previous notice in writing (such notice to be served on or after **1st January 2019**).

2. On the signing hereof the Tenant shall pay to the Agent the deposit of **£1,834.62 (One Thousand Eight Hundred Thirty Four Pounds and Sixty Two Pence)** receipt is hereby acknowledged which shall be returnable by the Landlord to the Tenant on the termination of the tenancy within 10 working days subject to the inventory report hereby granted provided always that the Landlord may deduct from the said deposit whatever monies may be due to him from the Tenant either against the inventory or by virtue of any breach by the Tenant of any of his obligation under this Agreement. The deposit is held by the Agent as Stakeholder. The Agent is a member of the Tenancy Deposit Scheme. Any interest earned will belong to the Agent.

The Deposit has been taken for the following purposes:

- (1) Any damage, or compensation for damage, to the premises its fixtures and fittings or for missing items for which the tenant may be liable, subject to an apportionment or allowance for fair wear and tear, the age and condition of each and any such item at the commencement of the tenancy, insured risks and repairs that are the responsibility of the landlord.
- (2) The reasonable costs incurred in compensating the landlord for, or for rectifying or remedying any major breach by the tenant of the tenant's obligations under the tenancy agreement, including those relating to the cleaning of the premises, its fixtures and fittings.
- (3) Any unpaid accounts for utilities or water charges or environmental services or other similar services or Council Tax incurred at the property for which the tenant is liable.
- (4) Any rent or other money due or payable by the tenant under the tenancy agreement of which the tenant has been made aware and which remains unpaid after the end of the tenancy.

3. The Tenant hereby AGREES with the Landlord as follows:-

(1) To pay the said rent without any deduction or set-off whatsoever at the times and in the manner aforesaid whether demanded or not.

(2) If the rent or other sums of money as aforesaid shall be unpaid for seven days after becoming payable to pay interest in respect of the period from the date when the rent or other sums of money became due until the date of payment at the rate of four per cent (4%) per annum above Barclays Bank base rate for the time being.

(3) To pay all water rates and Local Authority Council tax charges (if applicable) and to pay direct to the Authority or undertaking concerning for all gas, electricity, heating exchange, standard charge and fuel oil which

shall be consumed or supplied on or to the premises and for all telephone calls made during the tenancy and the amount of all rentals or standing charges for gas electricity or telephone during the tenancy or a proper proportion of the amount of such charges to be assessed according to the duration of the tenancy and to pay all accounts for the same within seven days after receipt by the Tenant of the respective accounts failing which the Landlord reserves the right to have the gas electricity or telephone services disconnected and the Tenant shall not change or permit to be changed the number of the telephone provided that the Tenant shall indemnify the Landlord in respect of all payments made by him in settlement of such accounts and all incidental costs (if any) incurred by the Landlord in respect of the reconnection of such services.

(4) To keep the interior of the premises and the contents in same condition and complete repair (fair wear and tear and damage by accidental fire and other insured risks only excepted) and immediately to replace all broken glass, defective tap washers, electric light bulbs and fuses.

(5) Not to remove the contents or any part thereof or any substituted items from the premises.

(6) To preserve the Landlord's contents from being destroyed or damaged and to make good pay for repair or replace with articles of a similar kind and of equal value any such parts of the Landlord's contents as shall be destroyed lost broken or damaged (fair wear and tear and damage by accidental fire and other insured risks only excepted).

(7) Not to bring onto the premises any electric gas paraffin or other oil burning heaters under any circumstances.

(8) Not to bring to the premises any additional furniture without the written consent of the Landlord or his agent and to leave the contents at the expiration or sooner determination of the tenancy in the rooms and places in which they were at the commencement of the tenancy.

(9) To pay for the cleaning of all linens, counterpanes, blankets, toilet covers and similar articles which shall have been soiled during the tenancy and for the cleaning of upholstery, carpets, curtains and for the property to be professionally cleaned annually or upon earlier determination of the tenancy.

(10) To deliver up to the Landlord the premises and the Landlord's contents and all new fixtures and additions thereto (except such as the Tenant shall be entitled by law to remove) or the articles substituted for the same at the expiration or sooner determination of the tenancy in such good condition cleanliness and complete repair as aforesaid.

(11) To permit the Landlord and his agents with or without workmen and authorised person at all reasonable times with prior notice (except in emergencies) during the tenancy to enter into and upon the premises for the purposes of inspecting repairing and painting the outside thereof or of carrying out and completing any structural or other necessary or proper repairs to the premises or any adjoining premises or of examining the state and condition of the premises or contents.

(12) Upon receipt from the Landlord or his agents of a notice in writing specifying wants of repair cleansing amendment and restoration to the interior of the premises and of all destruction loss breakage or damage of or to the contents as the Tenant shall be bound to make good then found within one month then next following the Tenant shall repair cleanse amend and restore or make good the same accordingly and this sub-clause is without prejudice to any other rights or remedies of the Landlord.

(13) Not to assign the benefit of this Agreement nor to assign underlet charge part with or share the possession or occupation of the premises or any part thereof or of the contents or any part thereof SAVE that the Tenant is permitted to share the premises with the following persons, if applicable, namely: _____ N/A _____. For the avoidance of doubt, no other person is permitted to share the property with the tenant during the said term.

(14) To use the premises only for the purpose of a private residence for the occupation of the Tenant or as authorised by Clause 3(13) herein at any one time together with immediate family and bonafide visitors only and for no other purpose whatsoever and not sublet or part with possession of the property or any part thereof (to take in or receive lodgers boarders or paying guests or permit or suffer to occupy or to reside in the premises any person or persons) and not to carry on or permit to be carried on upon the premises any trade profession or business whatsoever.

(15) (a) Not to permit any sale by auction to be held on the premises.

(b) Not to use or permit the premises to be used for any illegal unlawful or immoral purpose.

(c) Not to do or suffer or permit to be done in or upon the premises or any part thereof any act or thing which may be a nuisance damage or annoyance to the Landlord or to the occupiers of any of the adjoining premises or which may vitiate any insurance of the premises against fire or otherwise or increase the ordinary premium thereon and to repay to the Landlord on demand all sums from time to time paid by way of increased premiums and all expenses incurred by him in or about any renewal of such policy rendered necessary by a breach of this stipulation.

(16) To pay the Landlord all costs charges and expenses including solicitor counsels and surveyors costs and fees at any time during the said term incurred by the Landlord in or in contemplation of any proceedings in respect of this tenancy agreement under sections 146 and 147 of the law of Property Act 1925 or any re-enactment or modification thereof including in particular all such costs charges and expenses of and incidental to the

preparation and service of a notice under the said sections and incidental to the inspection of the premises and the drawing up of Schedules of Dilapidation's such costs charges and expenses as aforesaid to be payable notwithstanding that forfeiture is avoided otherwise than by relief granted by the Court. To pay the landlord's costs of and in connection with any breach by the tenant of any covenants contained in this Agreement whether for the payment of rent or otherwise whatsoever and in the case of legal costs on a solicitor and own client basis.

(17) Not to play any musical instrument or use any sound reproduction equipment or practice any singing in the property so as to be a cause of annoyance or disturbance to adjoining residents and without prejudice to the generality of the foregoing not between the hours of 11 p.m. and 9 a.m. to play any such equipment so as to be audible outside the premises.

(18) To keep all electrical gas and other appliances and apparatus in good working order and to pay for the immediate replacement of any parts which have become defective through negligence or ill-treatment by the Tenant or any invitee of the Tenant and to pay for the licence fee for any television set or a proper proportion thereof according to the duration of the tenancy.

(19) Not to deposit or store any fuel or waste spoil or destruction, elsewhere than in any receptacle provided for the purpose nor keep any combustible or offensive goods provision or materials upon the premises.

(20) Not to place or exhibit any noticeboard or notice whatsoever on any part of the premises nor to remove from the windows of the premises any curtains save for the purpose of cleaning same.

(21) Not to hang or allow to be hung any clothes, flag placard sign, poster or other articles on the outside of the premises nor to allow any linen or clothes to be exposed for drying save on any washing line provided for the purpose by the Landlord.

(22) (a) To clean the outside and inside of all windows of and belonging to the premises at intervals of not longer than two months.

(b) To clean all net curtains every six months and all other curtains annually.

(c) To have all the chimneys and flues (if any) belonging to the premises thoroughly swept and cleansed as often as necessary.

(d) To regularly clean the premises and keep the same in a neat and tidy condition at all times.

(23) Not to keep or allow to be kept on the premises any animal bird fish reptile or domestic pet without first obtaining the Landlord's written consent such consent to be revocable at will by the Landlord.

(24) Not to pull down after or add to or in any way interfere with the construction or arrangement of the premises and not to cut into or injure or make any holes in or affix anything to the walls ceilings and floors of the premises without prior agreement with the Landlord in writing.

(25) To keep open and in good working order and free from obstruction all baths sinks taps and lavatories cisterns wastes and other pipes on the premises and to indemnify the Landlord against all damage through any breach of this stipulation or through leakage or overflow from any such drains or fittings as aforesaid.

(26) Promptly to repair or clean or cause to be repaired or cleansed (as the case may be) at the Tenant's expense any burst pipes resulting from the default or negligence of the Tenant his servants or agents and to meet the cost thereof and to take all reasonable precautions during the term to prevent the freezing or bursting of water pipes and storage tanks.

(27) Forthwith to give notice to the Landlord or his agents of:-

(a) Any damage defect or want of repair affecting any of the Landlord's contents and in addition to its other liabilities hereunder the Tenant shall be liable for all loss and expense arising from any failure to give such notice even though such damage defect or lack of repair may have resulted from fair wear and tear as aforesaid.

(b) Any damage or defect or want of repair whatsoever nature affecting the premises of which the Tenant becomes aware.

(c) Any notices proceedings or letters (except for notices served by the Landlord on the Tenant) served either at the premises or on the Tenant relating to the premises or the use thereof.

(28) Not to carry out any redecoration of the said premises or any part thereof without the previous consent in writing of the Landlord or the Landlord's agents and in case of any breach of the stipulation the Tenant shall be responsible for the entire cost of redecoration at the expiration or sooner determination of the tenancy.

(29) To keep the garden (if any) properly cultivated and free from weeds and in a neat and tidy condition and any lawns properly mown and trees and shrubs pruned and not to cut down or remove any trees shrubs plants (other than annual plants) and not to alter the layout of the garden.

(30) During the last month of the tenancy to allow prospective tenants and at reasonable time during the tenancy to allow prospective purchasers to be shown over the premises upon prior notice being given to the Tenant and in the case it shall not be convenient for the Tenant to be at the premises at the time of any such view to make the keys available to the Landlords agents so that such agents may escort prospective tenants and purchasers over the premises.

(31) If the Tenant's goods or any of them or any goods belonging to members of the Tenant's household shall not have been removed from the premises at the time of expiration or sooner determination of the tenancy (i) to pay

to the Landlord damages at a daily rate equal to the rent then payable for the premises until the Tenant shall have removed all such goods and (ii) to pay to the Landlord any additional expense incurred by the Landlord in checking the said inventory (which cannot be checked until all goods belonging to the Tenant or members of his household have been removed).

(32) To hand over to the Landlord or his agents by **12 Noon** at the last day of the tenancy whether on its expiration or sooner determination all keys to the premises.

(33) Not to leave the premises unoccupied for any period whatsoever without locking and securing all doors and windows.

(34) To abide by the terms and conditions of the Lease held between the superior landlords and the Landlord regarding the sub-letting of the Property.

4. PROVIDED as follows:-

(i) if the said rent or any instalment or part thereof shall be in arrears or unpaid for at least fourteen days after the same shall have become due (whether legally demanded or not) or

(ii) in the event of the breach of any of the agreements on the part of the Tenant herein contained or

(iii) if the premises shall (without any arrangements having previously been made with the Landlord or his agent) be left vacant or unoccupied for a period exceeding twenty-eight days or

(iv) if the Tenant shall commit an act of Bankruptcy or shall make any arrangement or composition with his or their creditors then and in any such case it shall be lawful for the Landlord or any person or persons duly authorised by the Landlord in that behalf to re-enter into and upon the premises or any part thereof in the name of the whole and peaceably to repossess the same as if this Tenancy had not been made but without prejudice to any right of action or remedy of the Landlord in respect of any antecedent breach of any of the Tenant obligations herein before contained then the Landlord may re-enter upon the premises and immediately thereupon the tenancy shall absolutely determine without prejudice to the other remedies of the Landlord hereunder.

5. The Landlord shall not be liable or responsible for any injury or damage suffered by the Tenant his family or any person being a servant of the Tenant or being on the premises with his express or implied permission or occurring to the said premises or the fixtures chattels or property of the Tenant or of any such person therein by reason of any defect on the premises or through the neglect default or misconduct of any agent or other servant employed by the Landlord.

6. If the premises or any part thereof shall at any time during the said term be destroyed or damaged by fire explosion or otherwise so as to be unfit for occupation this Agreement shall forthwith determine but without prejudice to the rights of the parties hereunder.

7. The Landlord agrees with the Tenant as follows:-

- (a) To pay and keep the Tenant indemnified against payment of all rates taxes sewerage charges and water rate assessments ground rent and other impositions and outgoing payable in respect of the premises during the tenancy but not for any charges for those services and/or supplies set out in Clause 3(3) herein. Provided that such indemnity shall exclude any sum or sums which may fall due or be payable from time to time by the Tenant hereafter in respect of any poll tax or Local Authority Community Charge or such other tax as may be substituted in place of rates by any enactment which thereafter shall be payable in full by the Tenant.
- (b) To insure and keep insured the Property (but not the Tenant's personal furniture, fixtures, fittings and effects) against loss of damage by fire and the normal comprehensive risks for premises, furniture, fittings and effects for the same and public and third party liability.
- (c) That the Tenant paying the rent and performing the covenants on the part of the Tenant herein contained the Tenant herein contained the Tenant may quietly possess and enjoy the Property during the Tenancy without any unlawful interference from the Landlord or Agent claiming to act on behalf of or in trust for the Landlord.
- (d) To return to the Tenant any Rent paid in advance for any period where the property is rendered uninhabitable or inaccessible by reason of fire or other insured risks (except where any policy or policies of insurance in respect of such insured risks shall have been rendered void or voidable).
- (e) To keep in repair and proper working order the installations contained in the Property for the supply of water, gas, electricity and space heating (if applicable) and all mechanical and electrical items in the said fittings and Effects provided that the Landlord shall not be responsible for any repairs necessitated by the Tenant's misuse of any item.
- (f) To keep in good repair and safe condition all gas appliances or any installation pipe work installed in the Property in accordance with The Gas Safety (Installation and Use) Regulations 1994.

30/03/07
D. S. N. A. K. S.

(g) To ensure that all Furniture and Furnishings in the Property comply with the Furniture and furnishings (fire Safety) Regulations 1993.

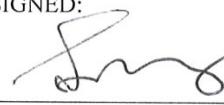
8. Any notice to the tenant will be validly served by the landlord if posted by first class mail addressed to the tenant at the address on page 1 hereof and shall be deemed to be served on the second day after the date of posting. Any notice to the landlord shall be deemed sufficiently served if it is left or posted to **c/o Vantage Properties and Management Ltd., 24 Skylines, Limeharbour, London E14 9TS.**

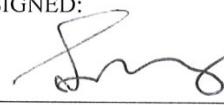
9. In this Agreement words importing the masculine gender shall include reference to the feminine gender and reference to the singular shall include the plural and where the Tenant consists of two or more persons all covenants by and with the Tenant shall be deemed to be by and with such persons jointly and severally.

10. This Agreement shall take effect subject to the provisions of section 11 of the Landlord and Tenant act 1985 so far as applicable to the tenancy hereby created.

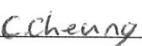
11. Pursuant to Section 48 of the Landlord & Tenant Act 1987, the Tenant is hereby notified that Notices (including Notices in Proceedings) must be served on the landlord by the tenant at the following address:- **c/o Vantage Properties and Management Ltd., 24 Skylines, Limeharbour, London E14 9TS.**

AS WITNESS the hands of the parties hereto the day and year first above written

SIGNED:  PRINT

SIGNED by the above named Landlord):  x **Ms Yin Hung NG**

WITNESSED in the presence of:

 x 

Name

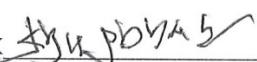


24 SKYLINES
LIMEHARBOUR
LONDON
E14 9TS
TEL: 020 7510 1050
FAX: 020 7510 7080

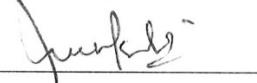
Address

Occupation

SIGNED by the above named Tenant:

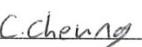
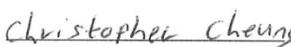
x 

Mr Khushhal Singh Yadav

x 

Mrs Meenakshi Yadav

WITNESSED in the presence of:

 x 

Name



24 SKYLINES
LIMEHARBOUR
LONDON
E14 9TS
TEL: 020 7510 1050
FAX: 020 7510 7080

Address

Occupation

RIDER A

PROPERTY ADDRESS: Flat 34 Mercier Court, 3 Starboard Way, London, E16 2JW

A/ The Landlord/ the agent shall hold the deposit of **£1,834.62 (One Thousand Eight Hundred Thirty Four Pounds and Sixty Two Pence)** until such time the tenant/s legally vacate the property. The release of this deposit will be dependent on the property being vacated in the same state it was taken by the tenant/s as shown on the attached inventory. Any damages that were caused or allowed to be caused by the tenants will be remedied by the Landlord/ the agent and any such costs deducted from the Tenants deposit.

A.B/The Agent/Member must tell the tenant within 10 working days of the end of the tenancy if they propose to make any deductions from the Deposit

A.C/If there is no dispute the Member/Agent will keep or repay the Deposit, according to the agreed deductions and the conditions of the tenancy agreement. Payment of the Deposit or any balance of it will be made within 10 working days of the Landlord and the Tenant agreeing the allocation of the Deposit.

A.D/The Tenant should try to inform the Member/Agent in writing if the Tenant intends to dispute any of the deductions regarded by the Landlord or the Agent as due from the deposit within 10 working days* after the termination or earlier ending of the Tenancy and the Tenant vacating the property. The Independent Case Examiner ("ICE") may regard failure to comply with the time limit as a breach of the rules of TDS and if the ICE is later asked to resolve any dispute may refuse to adjudicate in the matter.

A.E/ If, after 10 working days following notification of a dispute to the Agent/Member and reasonable attempts having been made in that time to resolve any differences of opinion, there remains an unresolved dispute between the Landlord and the Tenant over the allocation of the Deposit the dispute will (subject to A 4.5 below) be submitted to the ICE for adjudication. All parties agree to co-operate with the adjudication.

A.F/The statutory rights of the Landlord and the Tenant to take legal action through the County Court remain unaffected by clauses (insert numbers) above.

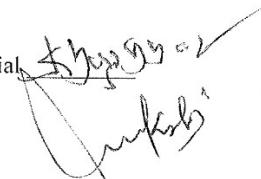
B/ The said deposit cannot be utilised as the final months rent.

C/ Where the property is jointly tenanted the responsibility for rent and care of the property will be the joint and several responsibilities of all tenants.

D/ The Deposit is safeguarded by the Tenancy Deposit Scheme, which is administered by:

The Dispute Service Ltd
PO Box 1255
Hemel Hempstead
Herts
HP1 9GN

Phone: 0300 037 1000
Email: deposits@tds.gb.com
Fax: 01442 253193



PREScribed INFORMATION
Housing Act 2004

A.1 This information is prescribed under the Housing Act 2004. That means that the two parties to the Tenancy Agreement must be made aware of their rights during and at the end of the Tenancy regarding the protection of and deductions from the Deposit.

A.1.1 Name of Landlord(s): **Ms Yin Hung NG**

A.1.2 Actual address of the Deposit Holder: **24 Skylines, Limeharbour, London E14 9TS**

A.1.3 E-mail address of the Deposit Holder (if applicable): **london@vantage-uk.com**

A.1.4 Telephone number of the Deposit Holder: **020 7510 1050**

A.1.5 Fax number (if applicable): **020 7510 1080**

A.1.6 Tenant(s) name: **Mr Khushhal Singh Yadav & Mrs Meenakshi Yadav**

A.1.7 Address for contact after the tenancy ends (if known): _____

A.1.8 E-mail address for Tenant (if applicable): _____

A.1.9 Mobile/Telephone number: _____

A.1.10 Fax number (if applicable): _____

A.1.11 Deposit: **£1,834.62**

Sum of: **One Thousand Eight Hundred Thirty Four Pounds and Sixty Two Pence**

Deductions may be made from the Deposit according to clauses (2) of the Tenancy Agreement attached.

A leaflet explaining how the Deposit is protected by the Housing Act 2004 will be provided to the Tenant by the person holding the Deposit being Vantage Properties Services.

The holder of the Deposit will register the Deposit with and provide other required information to the Tenancy Deposit Scheme within 14 days of the commencement of the Tenancy or the taking of the Deposit whichever is earlier and provide proof to the Tenant of compliance. If the holder of the Deposit fails to provide proof within 14 days the Tenant should take independent legal advice from a solicitor, Citizens Advice Bureau (CAB) or other housing advisory service.

The procedures for instigating a dispute regarding deductions from the Deposit at the end of the Tenancy are explained in clauses (A 2.1) shown below. No deductions can be made from the Deposit without written consent from both parties to the Tenancy Agreement.

Procedure for Dispute

A 2.1 When the landlord and tenant agree how the deposit should be returned, in full or in part, it must be paid back within 10 working days. Failure to return the deposit within the specified period will be grounds for the tenant to refer the matter directly to the Independent Case Examiner ("ICE").

A 2.2 The Member must tell the tenant within 10 working days of the end of the tenancy, (or as specified in the tenancy agreement) if they propose to make any deductions from the deposit.

A 2.3 The tenants should make their best endeavours to inform the Agent/Member if they wish to raise a dispute about the deposit within 20 working days* after the lawful end of the tenancy and vacation of the property. The Member/Agent has a maximum of 10 working days* to resolve the dispute

Yin Hung NG
Deborah

A 2.4 It is not compulsory for the parties to refer the dispute to the ICE for adjudication. They may, if they choose, seek the decision of the Court. However, this may take longer and may incur further costs. Judges may, because it is a condition of the Tenancy Agreement signed by both parties, refer the dispute back to the ICE for adjudication. If the parties do agree that the dispute should be resolved by the ICE, they must accept the decision as final and binding.

A 2.5 The Agent, the Landlord or the Tenant can instigate a dispute by completing the Notification of Dispute form (TDS.2) and submitting it to the ICE. The form can be downloaded from the website www.tenancydepositscheme.com or be obtained directly from The Dispute Service Ltd at the address or telephone number specified in clause (insert number) of the attached Tenancy Agreement.

A 2.6 If the Agent/Member instigates a dispute they must send with the Notification of Dispute to the TDS the full deposit, less any amounts already agreed by the parties and repaid. Where one of the parties to the Tenancy raises the dispute, the Agent/Member must send the deposit or the balance in dispute together with the relevant evidence being a copy of the tenancy agreement, inventory and schedule of condition, any check in or check out report, correspondence and invoices or estimates within 10 days of being told that a dispute has been registered with TDS whether or not the Agent/Member or the other party want to contest it. Failure to do so will not delay the adjudication but the TDS will take appropriate action to recover the deposit and discipline the Agent/Member.

A 2.7 The sum in dispute must be remitted to The Dispute Service Ltd within 10 days of being requested to do so, whether or not the parties wish the ICE to resolve the dispute.

A 2.8 The ICE will aim to resolve the dispute within 28 days of receiving the final documentation that is once all the evidence considered necessary has been gathered or requested and a suitable time period has been allowed for submission.

A 2.9 TDS will pay out the money within 10 working days of the decision of the ICE or instruction of the court as appropriate.

A 2.10 The time-scale specified may be varied at the discretion of the ICE if he considers it necessary to seek legal or other expert advice, or in exceptional circumstances which affect the ability of either party to the Tenancy being able to provide information promptly.

A 2.11 The Agent/Member and the parties to the Tenancy must co-operate with the ICE in the consideration of the dispute and follow the recommendations of the ICE concerning the method of resolution of the dispute.

A 2.12 If one party raises a dispute with TDS the TDS will contact the other party giving a right to reply within 10 days. If the other party fails to reply TDS will make their adjudication and decision upon the information already held and find accordingly for the party raising the dispute.

A 2.13 If the landlord or the Agent are unable to contact the Tenant despite making reasonable efforts to do so, or the Tenant is unable to contact the landlord or the Agent despite making reasonable efforts to do so, action must be taken through the County Court system to get a judgement for the return of or deductions from the Deposit because TDS are specifically excluded under the Statutory Instrument from adjudicating under these circumstances.

The Landlord confirms that the information provided to the Agent and the Tenant is accurate to the best of his knowledge and belief and the Tenant has had the opportunity to examine the information.

The Tenant confirms he has been given the opportunity to examine this information. The Tenant confirms by signing this document that to the knowledge of the Tenant the information above is accurate to the best of the Landlord's knowledge and belief.

Accepted by the tenants

SIGNED

NAME

DATE

KHUSHHAL SINGH YADAV

MEENAKSHI YADAV

1/08/2018

Signed by the Landlord/Agent

IVY LI

1/08/2018

Initial