Deposit protection certificate

mydeposits

This Certificate confirms that your landlord/agent has protected your deposit with mydeposits, a government authorised tenancy deposit scheme, and complied with the Housing Act 2004 legislation. It must be read in conjunction with the 'Information for tenants' leaflet which your landlord/agent should have given you with this certificate. A copy is available at www.mydeposits.co.uk in the tenant section. This Certificate is valid for the duration of the fixed term AST agreement (details below). If at the end of this agreement any of the terms change or you sign a new AST agreement then your landlord/agent must re-protect your deposit and issue you with a new Certificate.

This Certificate has four sections:

1. **Important information for tenants**
2. **Deposit protection details**
3. **Key details of The Housing Act 2004**
4. **The end of your Tenancy**

Section 1 – Important information for tenants:

- A landlord may protect the tenant's deposit with mydeposits. Alternatively a landlord may instruct an agent to protect the tenant's deposit on the landlord's behalf.
- Your landlord always remains responsible for your deposit even if the landlord has instructed an agent to protect it on their behalf.
- mydeposits does not hold your deposit, except during a deposit dispute when we will hold the disputed amount until the dispute is resolved.
- Within 30 days of receiving your deposit your landlord/agent must provide you with a signed deposit protection certificate and the mydeposits 'Information for tenants' leaflet.
- mydeposits agent members must hold your deposit in a client bank account separate from other business monies.
  If you have paid your deposit to an agent you may want to check this

Section 2 – Deposit protection details:

Certificate Number:	DPC06484302	Amount of Deposit Protected:	£750.00
Property Address:	Flat 6, 553 Barlow Moor Road, Manchester, Greater Manchester, M 21 8AN		
Agent:	Countrywide Residential Lettings Ltd., which is a subsidiary of Countrywide		
Landlord:	Mr Thamir Nassier c/o Bridgfords 561 Barlow Moor Road Didsbury Manchester M21 8AN	Tenant:	Miss Katerina Andrysova Flat 6 553 Barlow Moor Road Manchester , Greater Manchester M 21 8AN
Other Tenants:	Mr Nathaniel James Pollitt	Interested Party:	Not Applicable
Date Deposit Collected from the Tenant:	04 July 2022	Period of Protection:	06 July 2022 until three months from the date you vacated the property.
Start Date of Fixed Term AST:	04 July 2022	End Date of Fixed Term AST:	03 July 2023

Signature of **Edward Hooker** (Chief Executive Officer of mydeposits)

Section 3 – Key details housing Act 2004 - Prescribed information order

As well as protecting your deposit with an authorised Tenancy Deposit Protection Scheme, the Housing Act 2004 also requires your landlord/agent to provide you with specific information regarding the protection of your deposit – known as the prescribed information. mydeposits assists your landlord/agent by providing much of the required information in this certificate and within the 'Information for tenants' leaflet. It is the responsibility of your landlord/agent to provide this information within 30 days of receiving the deposit from you. mydeposits cannot be held liable in any way for the failure of your landlord/agent in providing this information or by the failure to provide it within the 30 day period. For a full transcript of the requirements of The Housing (Tenancy deposits) (Prescribed information) Order 2007, please download a copy from our website: www.mydeposits.co.uk

The Prescribed information requirements relating to tenancy deposits and how mydeposits assists the landlord/agent to meet the requirement for you:

Requirement:	How this is met:
(a) The name, address, telephone number, email address of the scheme administrator of the authorised tenancy deposit scheme applying to the deposit.	mydeposits is administered by HFIS plc, T/A Hamilton Fraser Insurance (The Scheme Administrator). mydeposits, Premiere House, Elstree Way, Borehamwood, Hertfordshire, WD6 1JH. Tel 0333 321 9401 • info@mydeposits.co.uk
(b) Any information contained in a leaflet supplied by the scheme administrator to the landlord which explains the operation of the provisions contained in sections 212 to 215 of, and Schedule 10 to, the act.	Provided within the 'Information for tenants' leaflet that should be given to you by your landlord/agent with this certificate.
(c) The procedures that apply under the scheme by which an amount in respect of a deposit may be paid or repaid to the tenant at the end of the shorthold tenancy ("the tenancy").	Provided within the 'Information for tenants' leaflet that should be given to you by your landlord/agent with this certificate.
(d) The procedures that apply under the scheme where either the landlord or the tenant is not contactable at the end of the tenancy. NB: For the purposes of this paragraph the reference to a landlord or a tenant who is not contactable includes a landlord or tenant whose whereabouts are known, but who is failing to respond to communications in respect of the deposit.	If your landlord/agent is not contactable at the end of the tenancy you should contact mydeposits to raise a possible deposit dispute on 0333 321 9401 or notify us of a possible deposit dispute online at www.mydeposits.co.uk/raise-a-dispute
(e) The procedures that apply under the scheme where the landlord and the tenant dispute the amount to be paid or repaid to the tenant in respect of the deposit.	Provided within the 'Information for tenants' leaflet that should be given to you by your landlord/agent with this certificate.
(f) The facilities available under the scheme for enabling a dispute relating to the deposit to be resolved without recourse to litigation.	Provided within the 'Information for tenants' leaflet that should be given to you by your landlord/agent with this certificate.
(g) The following information in connection with the tenancy in respect of which the deposit has been paid:	
(i) the amount of the deposit paid;	Provided within this certificate of protection.
(ii) the address of the property to which the tenancy relates;	Provided within this certificate of protection.
(iii) the name, address, telephone number, and any e-mail address of the landlord;	Unless protected under an Agent - the AST should contain the landlords details.
(iv) the name, address, telephone number, and any e-mail address of the tenant, including such details that should be used by the landlord or scheme administrator for the purpose of contacting the tenant at the end of the tenancy;	The name and address of the tenant are provided within this certificate of protection but the telephone number, and any e-mail address or the tenant are recorded only in the mydeposits system data base.
(v) the name, address, telephone number and any e-mail address of any relevant person;	Provided within this certificate of protection when applicable.
(vi) the circumstances when all or part of the deposit may be retained by the landlord, by reference to the terms of the tenancy;	* mydeposits cannot assist here - the option to sign will be in the relevant section of your tenancy agreement.
(vii) confirmation (in the form of a certificate signed by the landlord) that - (aa) the information they provide under this sub-paragraph is accurate to the best of their knowledge and belief;	* mydeposits cannot assist here - the option to sign will be in the relevant section of your tenancy agreement.
(bb) they have given the tenant the opportunity to sign any document containing the information provided by the landlord under this article by way of confirmation that the information is accurate to the best of their knowledge and belief.	* mydeposits cannot assist here - the option to sign will be in the relevant section of your tenancy agreement.

* Please note that mydeposits is unable to fulfil the requirements in paragraphs (g) (vi) and (vii) above on behalf of your landlord/agent and these requirements will have to be satisfied by them personally as explained above.

Section 4 – End of tenancy advice:

Please visit www.mydeposits.co.uk to notify us of any dispute about the return of your deposit at the end of your tenancy. The 'Information for tenants' leaflet provides further information.