

Andrew Kelso
26 Cleveland Road
Lytham
FY85JH

09 May 2017

Dear Andrew Kelso

I am pleased to inform you we have received reservation fees for **206 Moseley Road** on the below terms;

Number of Tenants: 4

Price Per Person Per Week: £100

Deposit Per Person: £445

Inclusive/Exclusive: inclusive of all bills (Super fast internet, tv and tv license, gas, electricity and water) (with gas and electricity being subject to a fair usage policy)

Tenancy Length/Retainer: 12 months, half rent over July and August

Tenancy Start Date: 01/07/17

Please ensure you respond to **manchester@nicholashumphreys.com** within 72 hours of receiving this email to confirm in writing you are happy to proceed. In order to act in your best interest, if we do not hear from you within 72 hours we will assume you agree with the above terms and shall proceed accordingly.

Please be advised, before tenants can sign the contract, we are legally obligated to provide the tenants with an up to date copy of the **Gas Safety Record** for the property. In order for us to process the contract for you as quickly as possible, we will require your record to be sent over to us with your confirmation.

Kind regards

Catherine Payne
Nicholas J Humphreys

*Please be advised you may be liable to pay a finder's fee if you have failed to inform us your property has been let by a third party at the point of receiving the above confirmation.