15 AUGUST 2011

Birch Properties

HASLAM, HALLGREN, EARL.

Alex Haslan
Flat 8, The Alexandra,
1 Whiteoak Road,
MANCHESTER
M14 6WT

25 September 2011

Dear Alex,

Please find enclosed two copies of the Deposit Protection Certificate together with an Information for Tenants leaflet

You should sign both copies of the certificate retaining one for your records and returning the other in the envelope provided.

I have also enclosed two copies of the Inventory. Please also check, sign and return one copy of this document.

If you have any queries please do not hesitate to contact me.

Best regards,

Yours sincerely

Terry Birch

15 AUG 2011

Deposit Protection Certificate

my|deposits.co.uk

This Certificate confirms that your landlord/agent has protected your deposit with mydeposits, a government authorized 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 a new Certificate.

This Certificate has four sections:

1. Warnings to Tenants
2. Details of the Protected Deposit
3. Key details of The Housing Act 2004 - Prescribed Information Order
4. The end of your Tenancy

Section 1 - Warnings to Tenants:

- A landlord may protect the tenant's deposit with **my**|deposits. 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.
- **my**|deposits does not hold your deposit, except during a deposit dispute when we will hold the disputed amount until the dispute is resolved.
- Within 14 days of receiving your deposit your landlord/agent must provide you with a signed Deposit Protection Certificate and the **my**|deposits 'Information for Tenants' leaflet.
- You should sign this Certificate to confirm the details are correct, or contact your landlord/agent with any errors.
- **my**|deposits agent members must hold your deposit in a client bank account separate from other business monies. **CHECK THIS WITH YOUR AGENT**

Section 2 - Details of the Protected Deposit:

Certificate Number:	DPCDI 302558	**Amount of Deposit Protected:**	£1200.00
Property Address:	Flat 8, The Alexandra, Whitecak Road, MANCHESTER, M14 6WT		
Landlord/Agent:	Mr Terence Birch 33 Philip Godlee Lodge 642 Wilmslow Road MANCHESTER M 20 2DS	**Tenant:**	Mr Alex Haslan 45 Lancaster Avenue London SE27 9EL
Other Tenants:	Mr Julian Hallaguen Mr William Eadon	**Interested Party:**	Not Applicable
Date Deposit Collected from the Tenant:	23 September 2011	**Period of Protection:**	25 September 2011 until three months from the date you vacated the property.
Start Date of Fixed Term AST:	15 August 2011	**End Date of Fixed Term AST:**	30 June 2012

Landlord/Agent		T J B.
Tenant/Lead Tenant		A HASLAM
	Signature	**Print Name**

IMPORTANT
This certificate should be signed by both the Landlord/Agent and Tenant/Lead Tenant to confirm that the information stated above is accurate to the best of both parties knowledge.

Signature of Edward Hooker (Chief Executive Officer of **my**|deposits)

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 – The Prescribed Information. **my**|deposits 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 14 days of receiving the deposit from you. **my**|deposits can not 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 14 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 **my**|deposits assists the Landlord/Agent to meet the requirement for you:

Requirement:	How met:
(a) The name, address, telephone number, e-mail address and any fax number of the scheme administrator of the authorised tenancy deposit scheme applying to the deposit.	my|deposits is administered by HFIS plc, T/A Hamilton Fraser Insurance (The Scheme Administrator). my|deposits, Ground Floor, Kingmaker House, Station Road, New Barnet, Hertfordshire EN5 1NZ. Tel 0844 9800 290 • Fax 0845 634 3403 • 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 to 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 to 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 my|deposits to raise a possible deposit dispute on 0844 980 0290 or notify us of a possible deposit dispute online at www.mydeposits.co.uk
(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 to 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 to 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 or fax number of the landlord;	Provided within this Certificate of Protection.
(iv) the name, address, telephone number, and any e-mail address or fax number 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 fax number of the tenant are recorded only in the my|deposits system data base.
(v) the name, address, telephone number and any e-mail address or fax number 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;	* my|deposits cannot assist here - this should be explained within the AST that you have signed.
(vii) confirmation (in the form of a certificate signed by the landlord) that - (aa) the information he provides under this sub-paragraph is accurate to the best of his knowledge and belief.	* my|deposits cannot assist here - only the Landlord/Agent can sign to confirm this.
(bb) he has 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 his knowledge and belief.	* my|deposits cannot assist here - you should check the details of your deposit recorded hereon and only sign if they are correct. If any information about your deposit recorded on this certificate is incorrect you should contact your Landlord/Agent.

* Please note that my|deposits 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 - The end of your Tenancy:

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.

INVOICE

REGISTERED NUMBER: 05861648 VAT NUMBER: 893 9729 49

mydeposits
Ground Floor, Kingmaker House
Station Road, Barnet
Hertfordshire
EN5 1NZ

info@mydeposits.co.uk
T. 0844 980 0290
F: 08456 34 34 03

INVOICE TO:-

Mr Terence Birch
33 Philip Godlee Lodge
842 Wilmslow Road
MANCHESTER
M 20 2DS

Date of Invoice:	25 Sep 2011
Membership Number:	10011803
Invoice Number:	522164

Deposits Protected

Transaction Date	Description		Unit Cost	VAT	Amount Due
25 Sep 2011	DPC01302568 for Mr Alex Haslan renting Flat 8, The Alexandra Whitecak Road, MANCHESTER, M14 6WT		£25.00	£5.00	£30.00
Total Number of Deposits Protected: 1		Total Amount Now Due	£25.00	£5.00	£30.00

Invoice Total

					Amount Due
Deposits					£30.00
Payments					-£30.00
				Total Amount Now Due:	£0.00

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