

**PRESCRIBED INFORMATION**

**Housing Act 2004**

Under the Housing Act 2004, the landlord is required to give the following information to the tenant and anyone who paid the deposit on the tenant's behalf within 30 days of receiving the deposit. This is to ensure that tenants are made aware of their rights during and at the end of the tenancy regarding the deposit.

(a) The scheme administrator of the Tenancy Deposit Scheme is:

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

Phone 0845 226 7837  
Email [deposits@tds.gb.com](mailto:deposits@tds.gb.com)  
Fax 01442 253193  
Web [www.tds.gb.com](http://www.tds.gb.com)

(b) A leaflet entitled *What is the Tenancy Deposit Scheme?*, which explains the operation of the provisions contained in sections 212 to 215 of, and Schedule 10 to, Housing Act 2004, must accompany this document when given to the tenant and any relevant person.

(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 tenancy are set out in the scheme leaflet: *What is the Tenancy Deposit Scheme?*, which accompanies this document.

(d) The procedures that apply under the scheme where either the landlord or the tenant is not contactable at the end of the tenancy are set out in the Scheme Leaflet: *What is the Tenancy Deposit Scheme?*

(e) The procedures that apply where the landlord and the tenant dispute the amount of the deposit to be paid or repaid are summarised in the Scheme Leaflet *What is the Tenancy Deposit Scheme?* More detailed information is available on: [www.tds.gb.com](http://www.tds.gb.com).

(f) The facilities available under the scheme for enabling a dispute relating to the deposit to be resolved without recourse to litigation are set out in the Scheme Leaflet: *What is the Tenancy Deposit Scheme?* More detailed information is available on: [www.tds.gb.com](http://www.tds.gb.com).

**THE DEPOSIT**

The amount of the deposit paid is **£4,050.00**

**A1 Address of the property to which the tenancy relates**

<input type="text"/>
SE1 <input type="text"/>

**Initials:** \_\_\_\_\_ (Landlord)

\_\_\_\_\_ (Tenant)

**NAME OF THE LETTING AGENT**

A2

**DETAILS OF THE LANDLORD(S)**

A.3	<b>Name(s)</b>	<input type="text"/>
A.4	<b>Address</b>	<input type="text"/>
A.5	<b>E mail address</b>	N/A
A.6	<b>Mobile phone number</b>	N/A
A.7	<b>Fax number</b>	N/A

**DETAILS OF THE TENANT(S)**

A.8	<b>Name(s)</b>	Mr Ian Paisley
A.9	<b>Address(es)</b>	<input type="text"/>
A.10	<b>E mail address</b>	<input type="text"/>
A.11	<b>Mobile phone number</b>	<input type="text"/>
A.12	<b>Fax number</b>	<input type="text"/>

**Contact details for the tenant(s) to be used at the end of the tenancy**

A.13	<b>Name(s)</b>	Mr Ian Paisley
A.14	<b>Address(es)</b>	<input type="text"/>
A.15	<b>E mail address</b>	<input type="text"/>
A.16	<b>Mobile phone number</b>	<input type="text"/>
A.17	<b>Fax number</b>	<input type="text"/>

Initials: \_\_\_\_\_ (Landlord) \_\_\_\_\_ (Tenant)

Please provide the details requested in **A8–A17** for **each tenant** (there is a continuation sheet for this purpose). If there is a **relevant person** (i.e. anyone who has arranged to pay the deposit on the tenant's behalf) the details requested in **A8–A12 must be provided for them**, as part of the Prescribed Information. Use the continuation sheet for this purpose.

**The circumstances when all or part of the deposit may be retained by the landlords by reference to the terms of the tenancy are set out in Schedule 4** of the tenancy agreement. No deduction can be paid from the deposit until the parties to the tenancy agreement have agreed the deduction, or an award has been made by TDS or by the court.

**CONFIRMATION**

The landlord certifies and confirms that:

- the information provided is accurate to the best of my/our knowledge and belief and
- I/we have given the tenant the opportunity to sign this document by way of confirmation that the information is accurate to the best of the tenant's knowledge and belief.

**Signed by or on behalf of  
the landlord**

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The tenant confirms that:

- I/we have been given the opportunity to read the information provided and
- I/we sign this document to confirm that the information is accurate to the best of my/our knowledge and belief.

**Signed by the tenant(s)**

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Responsibility for serving complete and correct Prescribed Information on each tenant and relevant person is the responsibility of the member and the landlord. The Dispute Service Limited does not accept any liability for a member's or landlord's failure to comply with The Housing Act 2004 and/or The Housing (Tenancy Deposits) (Prescribed Information) Order 2007.

**Initials: \_\_\_\_\_ (Landlord)**

**\_\_\_\_\_ (Tenant)**

Produced by  
PainSmith Solicitors



**AGREEMENT  
FOR AN  
ASSURED  
SHORTHOLD TENANCY  
WITH TDS  
("the Agreement")**

**Important Notice**

This document contains the terms of the Tenancy of  SE1

It sets out the promises made by the Landlord and the Tenant to each other.

Both parties should read this document carefully and thoroughly and ask to be shown copies of any document referred to in this Agreement. Once signed and dated this Agreement will be legally binding and may be enforced by a court. Make sure that it does not contain terms with which either party does not agree or that it does contain everything both parties want to form part of the Agreement.

Both parties are advised to obtain confirmation in writing when the Landlord gives the Tenant consent to carry out any action under this Agreement. If either party is in any doubt about the content or effect of this Agreement, we recommend that you seek independent legal advice before signing.

**Initials:** \_\_\_\_\_ (Landlord)

\_\_\_\_\_ (Tenant)

THIS AGREEMENT IS MADE on the  
7th Day of Seotember 2015

The Particulars

THIS AGREEMENT IS MADE BETWEEN

A.

Of

("the Landlord")

AND

B. **Mr Ian Paisley**

Of

("the Tenant")

AND IS MADE IN RELATION TO PROPERTY AT:

SE1

("the Property")

The Main Terms of the Tenancy

1. **Term of Tenancy.**

The Landlord lets to the Tenant the Property for a period of **3 years**. The Tenancy shall start on and include the **07th September 2015** and shall end on and include the **6th September 2018**.

2. **The Rent.**

The Tenant shall pay to the Agent **£2,925.00** per month, ("the Rent") payable in advance. The first payment shall be made on the **7th September 2015**. Thereafter, payments shall be made on the **7th of each month**.

3. **The Deposit.**

The Tenant shall pay to the Agent, on the signing of this Agreement, **£4,050.00** as a Deposit which shall be held by the Agent as Stakeholder. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant subject to the possible deductions set out in this Agreement.

4. **Fixtures and Fittings**

The Tenancy shall include the Fixtures and Fittings in the Property including all matters specified in the Inventory and Schedule of Condition.

Initials: \_\_\_\_\_ (Landlord) \_\_\_\_\_ (Tenant)



