

Deposit Protection Certificate

Insurance-based Tenancy Deposit Scheme

This document is issued in accordance with the Scheme Rules of the mydeposits insurance-based tenancy deposit protection scheme. It should be read in conjunction with the Information for Tenants leaflet that should have already been given to you by your Agent/Landlord; if you have not been given a copy of this leaflet you can download it from the 'downloads' section of the Tenant's area of our website www.mydeposits.co.uk

The document is in two Parts.

Part 1 - Confirmation of Deposit Protection

This is the official confirmation that the deposit has been protected by a government-authorised tenancy deposit protection scheme. It also contains most, but not all, of the Prescribed Information about the protection of the deposit which the Landlord or Agent is required by law to make available to the Tenant.

Note: Part 1 does not satisfy the legal requirement for the Landlord/Agent to tell the Tenant what to do if at the end of the tenancy agreement the Landlord/Agent or Tenant cannot be contacted. Nor does it explain the circumstances in which the Landlord/Agent will retain part or all of the Deposit. This information will normally be included in the tenancy agreement. Finally there is a legal requirement for the Landlord/Agent to sign this document and try to obtain the Tenant's signature to it as well to confirm that all of the details printed hereon are correct.

Part 2 (overleaf) – Notification of a Potential Deposit Dispute

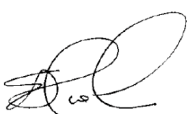
The Tenant can use this form to notify the Scheme Administrators of a potential dispute about the return of their deposit at the end of the tenancy agreement.

IMPORTANT INSTRUCTIONS:
The Landlord/Agent Member of this Scheme is legally bound to pass a copy of the whole of the document to the Tenant, together with a copy of the mydeposits Scheme leaflet entitled 'Information for Tenants'. The Landlord/Agent Member of this Scheme must also sign Part I. The form also contains a signature box for the Tenant should they wish to exercise their right to sign and, thereby, confirm that the details printed hereon are correct. The Landlord /Agent must also pass a copy of this document to any other Relevant Party, namely any individual or organisation that has paid all or part of the Deposit on behalf of the Tenant.

Certificate Number:	DPC00096393	Amount of Deposit Protected:	695.00
Property Address:	Flat 1, 392 Winchester Road, Southampton, Hampshire, SO16 7DH		
Landlord/Agent:	Mr michael foster 30 Crownpits Lane Godalming GU 7 1PB Email: office@leahomes.co.uk	Tenant:	Dr Chern lee flat 29, 6 millennium drive london E 14 3GF
Other Tenants:	Not Applicable	Interested Party:	Not Applicable
Date Deposit Collected from the Tenant:	24 August 2007	Period of Protection:	09 October 2007 until the date the deposit is unprotected plus 90 days
Tenancy Start Date:	24 August 2007	Earliest Contractual End Date:	24 February 2008
Landlord/Agent	_____	_____	_____
Tenant/Lead Tenant	_____	_____	_____
	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.



Authorised Signature of Edward Hooker (Scheme Administrator and Chief Executive Officer)

Part 2 - Notification of a Potential Deposit Dispute

The Tenant may use this form to notify the Scheme Administrator of a potential dispute about the return of the deposit at the end of the tenancy agreement period. A complaint will not be accepted before 10 calendar days have elapsed from the end date of the tenancy agreement (because the Landlord/Agent has 10 days from the date that the Tenant requests it to return the deposit). Alternatively, the Tenant can contact the Scheme Administrator by telephone on 0871 703 0552. Please note that for Joint and Several Tenancies, only the Lead Tenant registered with the Scheme Administrator can initiate a deposit dispute. The Tenant may, subject to the expiry of the 10 day period mentioned above, make a notification to the Scheme Administrator at any time within 90 days of the end of the tenancy agreement.

On receipt of this form, or notification, the Scheme Administrator will offer Advice and Assistance to the Tenant in order to help them resolve the dispute. If that is unsuccessful or inappropriate the Tenant can request that a Dispute Notification Claim Form (DNCF) is issued to them in order to submit a formal notification to the Scheme Administrator. The Tenant will then be asked to complete the DNCF and return it to the Scheme Administrator, together with their supporting evidence within the timescales allowed. The Scheme Administrator will not consider the complaint until the DNCF and supporting evidence is received within the timescales advised when the DNCF is issued to the Tenant. The Tenant will advise the Scheme Administrator whether or not they wish to deal with the resolution of their dispute through the Scheme's Alternative Dispute Resolution (ADR) procedure, for which the agreement of all parties is necessary.

Please provide brief details of your potential deposit dispute in the space provided below. Do not send any supporting evidence at this time.

It is most important that you provide your current contact details which should be valid for the entire period that it may take to resolve your dispute (possibly up to six weeks).

Contact Address:

Landline Telephone No:

Mobile Telephone No:

Email Address:

Signed:

Name:

Date:

Sponsored by



www.landlords.org.uk

Administered by



www.hfis.co.uk

Authorised by



www.communities.gov.uk

mydeposits is administered by HFIS plc, T/A Hamilton Fraser Insurance (The Scheme Administrator). You can contact the Scheme Administrator by using any of the following:
 Address: 3rd Floor, Kingmaker House, Station Road, New Barnet, Hertfordshire EN5 1NZ.
 Contact: Telephone: 0871 703 0552 Fax: 0845 634 3403 Email: info@mydeposits.co.uk

Tenancy Deposit Solutions Limited: Registered in England No.:05861648
 Registered Office: 3rd Floor, Kingmaker House, Station Road, New Barnet, Hertfordshire EN5 1NZ
 mydeposits is a trading name of Tenancy Deposit Solutions Ltd, an appointed representative of HFIS plc who are authorised and regulated by the Financial Services Authority