

Deposit Protection Certificate

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Under the Housing Act 2004 any landlord or letting agent taking a tenant's deposit under an Assured Shorthold Tenancy agreement must protect the deposit. This Certificate confirms that your landlord or agent has protected your deposit with mydeposits, a government approved tenancy deposit scheme. It must be read in conjunction with the 'Information for Tenants' guide that your landlord or agent should have given you with this Certificate. A copy of this guide is available in the Tenant's section at www.mydeposits.co.uk. Both of these documents are issued to you in accordance with the mydeposits Scheme Rules which can also be viewed on the same website.




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 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.
 - mydeposits does not hold your deposit, except during a deposit dispute when it 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 'Information for Tenants' leaflet.
 - You should sign this Certificate to confirm the details are correct.
 - Agents 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:	DPC00901908	Amount of Deposit Protected:	385.00
Property Address:	Ground Floor Flat, 24 Lake Road Hoylake, Wirral, Merseyside, CH47 2BX		
Landlord/Agent:	Mr & Mrs Keith & Sheena Roberts 9 Hillside Road West Kirby Wirral CH48 8BD	Tenant:	Ms Janice Pursell 210 Wallasey Road Wallasey CH44 2AG
Other Tenants:	Not Applicable	Interested Party:	Not Applicable
Date Deposit Collected from the Tenant:	31 August 2010	Period of Protection:	04 September 2010 until the date the deposit is unprotected
Tenancy Start Date:	04 September 2010	Earliest Contractual End Date:	03 March 2011
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.



Signature of Edward Hooker (Chief Executive Officer of mydeposits)

mydeposits is administered by HFIS plc, T/A Hamilton Fraser Insurance (The Scheme Administrator), mydeposits, Ground Floor, Kingmaker House, Station Road, New Barnet, Hertfordshire EN5 1NZ. Tel 0844 9800 290. Fax 0845 634 3403 • info@mydeposits.co.uk