

Prescribed Information	
For properties in Wales only, from 1 December 2022 the Renting Homes (Wales) Act 2016 will lead to changes in terminology. Where reference is made to 'Assured Shorthold Tenancies', read 'Occupations Contracts', and for 'Tenancy' or 'tenancy agreement', read 'Occupation Contract', and for 'tenant' or 'tenant(s)', read 'contract-holder' or 'contract-holder(s)'.	
DETAILS OF THE PRIMARY LANDLORD	
Landlord's full name	Sally Poyton
Landlord's address	Care of Gesners Property Management Ltd 72 Broadway, Didcot, Oxfordshire, OX11 8AE
Landlord's telephone number	
Landlord's alternate telephone number	
Landlord's email address	
Landlord's fax number	
Landlord's correspondence address (if different)	
DETAILS OF ANY AGENT ACTING ON THE LANDLORD'S BEHALF	
Agent name and address	Gesners Property Management Ltd - 72 Broadway, Didcot, Oxfordshire, OX11 8AE
Telephone number	01235 750502
Email address	lettings@jamesgesner.co.uk
DETAILS OF THE LEAD TENANT	
Tenant name	Elvio Bibiamo Goncalves Abreu
Contact details to be used at the end of the tenancy	
Email address	elvioabreu_7@hotmail.com
Telephone number	
Mobile number	
DETAILS OF ANY OTHER JOINT TENANTS	
Tenant name	Yurimar Johana Arredondo Gomes
Contact details to be used at the end of the tenancy	
Email address	yurimar_gomes@hotmail.com
Mobile number	
TENANCY DETAILS	
Address of the property to which the tenancy relates	77 Rawthey Avenue, Didcot, OX11 7XW
THE DEPOSIT	
Amount of deposit protected:	£1,096.00
Date received by the landlord (or their representative)	07/06/2018
Date deposit/deposit protection fee paid by the landlord (or their representative) to TDS Custodial	17/04/2023
HOW THE DEPOSIT WILL BE RETURNED AND THE CIRCUMSTANCES UNDER WHICH SOME OR ALL OF THE DEPOSIT MAY BE RETAINED	
At the end of the tenancy the deposit will be allocated between the tenant and landlord in accordance with the procedures set down in the tenancy agreement. The tenancy agreement sets out the circumstances under which the landlord may retain some or all of the deposit. These are to be found in the following sections of the tenancy agreement:	
Schedule 4 of the Assured Shorthold Tenancy	
In the custodial scheme, the landlord will apply to the Scheme to seek the repayment of the deposit. If the tenant agrees, the Scheme will repay the deposit in accordance with that agreement. If the parties disagree, then the matter may be referred to the dispute resolution mechanism and an adjudicator will decide how the deposit should be repaid.	

DETAILS OF THE SCHEME AND DISPUTE RESOLUTION MECHANISM

TDS Custodial provides an independent dispute resolution mechanism in the event that the landlord and tenant fail to agree the allocation of the deposit at the end of the tenancy. Further details are contained in the 'What is the TDS Custodial scheme?' leaflet supplied.

The Scheme can be contacted at:

TDS Custodial

PO Box 1255

Hemel Hempstead

Herts

HP1 9GN

Telephone: 0300 037 1001

info@tenancydepositscheme.com

www.tenancydepositscheme.com

Procedures that apply when the tenant is not contactable at the end of the tenancy

If the tenant does not respond to the landlords repayment request, the landlord must complete a statutory declaration before TDS Custodial can repay the deposit.

The statutory declaration is a sworn legal document confirming that the other party cannot be contacted, and confirms any claims made on the deposit and the amounts to be repaid to each party.

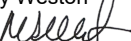
TDS Custodial provides a simple template to use for this process.

Certification by the landlord/agent

I certify that the written information provided is correct to my knowledge and belief.

I have given the tenant the opportunity to sign this document to confirm that the information is accurate to the best of their knowledge and belief.

Name: Holly Weston

Signature: 

Date: 25/04/23

Certification by tenants

I certify that the written information provided is correct to my knowledge and belief.

Name(s):

Signature(s):

Date: