

Sinead Kaid

From: salterdean@aol.co.uk
Sent: 25 March 2026 11:11
To: Sinead Kaid
Subject: Re: 52 SOUTHSIDE

Hi Sinead,

Great to meet you too..That's great, many thanks and I shall get all the other information requested, over to you when home..

Kind Regards,

Dean

[Sent from the all-new AOL app for iOS](#)

On Wednesday, March 25, 2026, 10:55 am, Sinead Kaid <sinead.kaid@belvoir.co.uk> wrote:

Hi Dean,

Please see link of property advert – if you could kindly let me know if you are happy with this or whether any amendments are required?

https://www.belvoir.co.uk/birmingham-central-estate-agents/prop-preview/lettings_property/750

Kind regards

Sinead

Sinead Kaid
Branch Manager

Belvoir

Birmingham Central
T: 0121 212 0122
E: sinead.kaid@belvoir.co.uk
W: www.belvoir.co.uk/birmingham-central



CREATE LETTING AND SALES LTD

Registered office: Keytax Accountants 220-222 Warwick Road, Birmingham, United Kingdom, B11 2NB
Registered in England No. 15922582, VAT No 478 3571 49

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From: Sinead Kaid

Sent: 25 March 2026 10:35

To: 'salterdean@aol.co.uk' <salterdean@aol.co.uk>; Ayman Shabir <ayman.shabir@belvoir.co.uk>

Cc: Jichao Bai <jichao.bai@belvoir.co.uk>; Ava Sun <ava.sun@belvoir.co.uk>

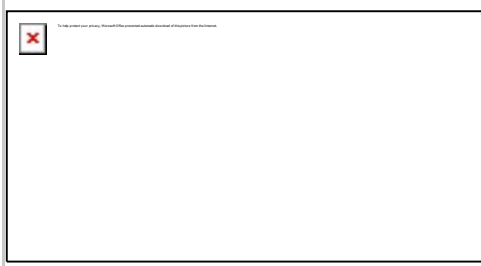
Subject: RE: 52 SOUTHSIDE

Good morning Dean,

Great to meet you today and thank you for dropping the keys in. As discussed, we will arrange to get the property advertised at £995 and see how we get on.

In the meantime, please see below and attached. If you could kindly complete and return the required, as we are in the process of updating all of our landlord files as well now being legally required to complete the new government sanction checks for all landlords. This was implemented on 14th May 2025 and it is mandatory. See below link for further information.

<https://www.gov.uk/government/publications/financial-sanctions-guidance-for-letting-agents/financial-sanctions-guidance-for-letting-agents>



[Financial sanctions guidance for letting agents - GOV.UK](https://www.gov.uk/government/publications/financial-sanctions-guidance-for-letting-agents/financial-sanctions-guidance-for-letting-agents)

This guidance is produced by the Office of Financial Sanctions Implementation (OFSI), part of HM Treasury, the authority for the implementation of financial sanctions in the UK.

www.gov.uk

- Proof of ownership
- Proof of address (for each owner and within the last 3 months)
- Photographic ID (for each owner)
- Terms of business
- Property owners form
- Valid EICR
- Valid EPC
- Valid Selective License (If applicable)
- Valid Gas Certificate (If applicable)

Your point of contact will be [@Ayman Shabir](#). Ayman the car parking fob we have on the keys do not work, concierge are letting people in at the moment, Dean does have a fob for move in. A clean is being conducted before move in also.

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

Kind regards

Sinead

From: salterdean@aol.co.uk <salterdean@aol.co.uk>
Sent: 24 March 2026 15:31
To: Sinead Kaid <sinead.kaid@belvoir.co.uk>
Subject: Re: 52 SOUTHSIDE

Hi Sinead,

I trust this message finds you well? With regard to your email, back in January, regarding marketing my apartment, 52, Southside..I'm looking g for a tenant only find, and would appreciate it if you could advise me of your fees please..

I'm looking to market immediately as well..

Kind Regards,

Dean Salter

[Sent from the all-new AOL app for iOS](#)

On Thursday, January 22, 2026, 1:44 pm, Sinead Kaid <sinead.kaid@belvoir.co.uk> wrote:

Thanks Dean.

We took over Belvoir Birmingham this year and have a new office and a new team so would be happy to help if needed.

Kind Regards
Sinead

Sinead Kaid | Branch Manager

T: 0121 212 0122

E: sinead.kaid@belvoir.co.uk

W: www.belvoir.co.uk/birmingham-central

A: The Orb, 15A Albion Street, Birmingham B1 3ED

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From: salterdean@aol.co.uk <salterdean@aol.co.uk>

Sent: 21 January 2026 16:39

To: Sinead Kaid <sinead.kaid@belvoir.co.uk>

Subject: Re: 52 SOUTHSIDE

Hi Sinead,

Many thanks for this..I shall let you know, if the property needs re-marketing..

Kind Regards,

Dean

[Sent from the all-new AOL app for iOS](#)

On Wednesday, January 21, 2026, 3:29 pm, Sinead Kaid <sinead.kaid@belvoir.co.uk> wrote:

Hi Dean,

Thank you for your email.

Reiss is no longer with the company, but I can assist you here.

We will arrange the deposit refund on your behalf.

Can you kindly advise if you need any assistance with remarketing your property?

Kind Regards

Sinead Kaid | Branch Manager

T: 0121 212 0122

E: sinead.kaid@belvoir.co.uk

W: www.belvoir.co.uk/birmingham-central

A: The Orb, 15A Albion Street, Birmingham B1 3ED

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From: Dean Salter <salterdean@aol.com>

Sent: 20 January 2026 18:06

To: Birmingham Central <birminghamcentral@belvoir.co.uk>

Subject: Re: 52 SOUTHSIDE

Hi Reiss,

I hope your well.. Just to advise, Eileen Yeung has now vacated 52, Southside, as her contract has finished, I have completed a check out, and received all keys, and the property has been professionally cleaned.

Therefore, I'm happy for you to release her full deposit to her, with no deductions.

Many thanks,,

Kind Regards,

Dean Salter

[Sent from the all-new AOL app for iOS](#)

On Tuesday, June 25, 2024, 3:47 pm, Reiss Mahil wrote:

Hi Dean,
Yes all done – going through referencing at the moment.
Thanks.

Reiss Mahil | Sales and Lettings Administrator

T: 0121 212 0122

E: reiss.mahil@belvoir.co.uk

W: www.belvoir.co.uk/birmingham-central

A: Royal London House, 35 Paradise Street, Birmingham B1 2AJ

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From: salterdean@aol.co.uk

Sent: Tuesday, June 25, 2024 3:47 PM

To: Reiss Mahil

Subject: 52 SOUTHSIDE

Hi Reiss,

Hope your well..Just seeing if all going to plan with Eileen, and if she has paid the deposit for the flat?

Kind Regards,

Dean

[Sent from the all-new AOL app for iOS](#)