

Deposit Protection

Many tenants in the private sector give their landlords a deposit against possible non-payment of rent or damage to the rental property. When a tenancy comes to an end, there is usually no disagreement about the return of the deposit. However sometimes there is, and this can cause much hardship and inconvenience to both landlord and tenant.

The Housing Act 2004 (Chapter 4, sections 212-5; & Schedule 10) made provision for both the protection of tenancy deposits and the resolution of disputes over their return. The Dispute Service has been awarded a contract by the Government to run one such scheme: The Tenancy Deposit Scheme (TDS).

The legislation came into effect on 6 April 2007. After that date, all deposits taken for Assured Shorthold Tenancies should have been covered by a tenancy deposit protection scheme.

Unfortunately there is a charge levied to register these deposits with the TDS by way of an annual subscription. Therefore Letters of Distinction have no choice but to recharge this subscription fee.

Please note the fee for registering your deposit with The Tenancy Deposit Scheme is £30.00. This fee will be payable along with the deposit it is due to protect. A member of the Letters of Distinction staff will discuss this with you nearer to your check in appointment and write to you to request the fee.

Please sign below if you are happy to proceed with the let and the payment of £30.00 to protect your deposit money. Please note this is a non-refundable payment.

Tenant(s) Full Name(s) Printed:

Signature:

Dated: _____

Dated: _____

Dated: _____