27 October 2014

Mr & Mrs David & Alison Guyan
32 Stadium Studios
Riverside Road
London
SW17 0BA

Subject to Contract and Satisfactory References

Dear Mr and Mrs Guyan

Re: 299A, Upper Richmond Road West, LONDON, SW14 8QS

I am delighted to confirm the offer we have received as detailed below for a tenancy at the above property.

Your name(s) as they appear on the Deeds of the Property:	David Alan Guyan and Alison Joy Guyan
Your UK address:	32 Stadium Studios, Riverside Road, London, SW17 0BA
Your contact Tel. Number/email:	07860 291 565/02088790485/ davidguyan@mr-carpet.co.uk
The Applicant(s) name(s):	Ewa Wioleta Winogradow and Ruben Dario Di Scala
Tenancy start date:	29th November 2014
Term:	TWELVE MONTHS
Security Deposit:	£1,523.10
Held by:	FEATHERSTONE LEIGH LTD
Rent:	£1,100.00
Break Clause	NONE
Special Conditions:	NONE

We strongly recommend that you have a professional inventory and check-in carried out by an independent inventory clerk, in order to ensure effective recourse against the tenant's deposit should this later become necessary. We also strongly recommend that you have the property professionally cleaned, including steam cleaning of all carpets and internal/external cleaning of windows. The Tenant is then responsible for returning the property in a professionally cleaned condition ready for the next occupier.

We can help to obtain quotes or arrange this on your behalf is you would like us to.

In order to complete the Tenancy Agreement and subsequent paperwork, please would you let us know as soon as possible if any of the above information is not correct.

As agreed our Letting fee will be 8% plus VAT of the rent payable for the period to 28/11/2015, payable in advance, thereafter reducing to 7% plus VAT for subsequent renewal periods. Preparation of the Tenancy Agreement is £195.00 inclusive of VAT.

Should you require our management service, which will also entail rent collection, this will be a further 5% of the rent payable plus VAT, deducted on a monthly basis.

Please do not hesitate to contact us should you have any questions.

Yours sincerely
For and on behalf of
Featherstone Leigh Ltd

E. Paul

Emma Paul
Lettings Negotiator

Signed:

27/10/14.
Date: