

RMG House, Essex Road, Hoddesdon, Herts EN11 0DR

DX: 80671 HODDESDON

Tel: 0845 002 4444

Fax: 0845 002 4455

Email info@rmgltd.co.uk



Mr/Mrs S Karavadra
71 City View
BIRMINGHAM
Erdington
B23 6GP

RECEIVED 11 SEP 2008

09 September 2008

Dear Mr/Mrs S Karavadra,

Re: 71 City View – t4015249

Thank you for your recent letter regarding the above account.

You will be aware that in accordance with the terms of your lease, your service charge is payable annually, in advance. The responsibility for ensuring that payment is made lies with yourself. Payment should be made strictly in accordance with the terms of your lease.

We can confirm that reminders along with your initial Service Charge Demands had been issued to you and stated costs of in excess of £140.00 would be incurred should it be necessary to refer your account to the Debt Collection Services. These charges are paid to the debt collection agency at the time of instruction and cannot therefore, be waived.

Please contact CPM Asset Management Limited, Credit Control on 0845 002 4202 to make your payment directly. Alternatively, the debt will remain outstanding on your account until either the property is sold or your Management Company instructs us to pursue the arrears.

Yours Sincerely
For and on behalf of
The Mall (Erdington No 2) Man Co Ltd

A handwritten signature in black ink, appearing to read 'Sally Edwards', written over a white background.

Sally Edwards
Credit Control Administrator
CPM Asset Management Limited

Residential Management Group Ltd
Registered Office: Phoenix House, 11 Wellesey Road, Croydon, CR0 2NW
Registered in England No. 1513643 VAT No: 927 2126 34



Statement of Account



RECEIVED 11 SEP 2008

Mr/Mrs S Karavadra
71 City View
BIRMINGHAM
Erdington
B23 6GP

Property: 71 City View
Birmingham
Erdington
B23 6GP

Date: 09/09/2008

Please make cheques payable to:

Development: 4000039 The Mall (Erdington No 2) Man Co Ltd

Account Ref: t4015249 Mr/Mrs S Karavadra

Note: If there are any changes to the above details please inform us as soon as possible.

Date	Description	Charges	Payments	Balance
	Balance Forward			0.00
03-Mar-2006	Ground Rent 01/01/06-30/06/06 --- 01-JAN-06 to 30-JUN-06	75.00		75.00
04-May-2006	Chk# 100037 - Ground Rent payment received with thanks		75.00	0.00
22-May-2006	Ground Rent --- 01-JUL-06 to 31-DEC-06	75.00		75.00
03-Oct-2006	Service Charge --- 01-JAN-06 to 31-DEC-06	723.24		798.24
23-Nov-2006	Ground Rent --- 01-JAN-07 to 30-JUN-07	75.00		873.24
31-Jan-2007	Debt recovery costs --- 01-JAN-06 to 31-DEC-06	146.88		1,020.12
09-Mar-2007	Chk# 100177 - Ground Rent payment received with thanks.		150.00	870.12
29-Mar-2007	Service Charge Advance --- 01-JAN-07 to 31-DEC-07	740.49		1,610.61
29-Mar-2007	Reserve Fund Charge --- 01-JAN-07 to 31-DEC-07	108.22		1,718.83
01-Jun-2007	Chk# 100124 - Ground Rent payment received with thanks.		75.00	1,643.83
21-May-2007	Ground Rent --- 01-JUL-07 to 31-DEC-07	75.00		1,718.83
25-Sep-2007	Debt recovery costs --- 01-JAN-07 to 31-DEC-07	146.88		1,865.71
10-Oct-2007	Credit for Gardening 2005/2006 --- 01-JAN-07 to 31-DEC-07	(91.66)		1,774.05
11-Oct-2007	Credit for Cleaning 2005/2006 --- 01-JAN-07 to 31-DEC-07	(144.58)		1,629.47
11-Oct-2007	Credit for Window Cleaning 2005/2006 --- 01-JAN-07 to 31-DEC-07	(144.58)		1,484.89
27-Nov-2007	Ground Rent --- 01-JAN-08 to 30-JUN-08	75.00		1,559.89
30-Jan-2008	Chk# 100180 - Payment received with thanks		143.26	1,416.63
30-Jan-2008	Chk# 100181 - Payment received with thanks		61.67	1,354.96
08-Feb-2008	Reserve Fund Charge --- 01-JAN-08 to 31-DEC-08	100.50		1,455.46
08-Feb-2008	Service Charge Advance --- 01-JAN-08 to 31-DEC-08	612.27		2,067.73
08-Apr-2008	Chk# 100188 - Payment Received With Thanks		517.71	1,550.02

Statement of Account



RECEIVED 11 SEP 2008

<u>Date</u>	<u>Description</u>	<u>Charges</u>	<u>Payments</u>	<u>Balance</u>
08-Apr-2008	Chk# 100187 - Payment Received With Thanks		676.97	873.05
20-May-2008	Chk# 100190 - Payment received with thanks		712.77	160.28
30-May-2008	Ground Rent 01/07/08 - 31/12/08 --- 01-JUL-08 to 31-DEC-08	75.00		235.28
07-Jul-2008	Chk# 100144 - Ground Rent payment received		75.00	160.28
	Totals	2,647.66	2,487.38	160.28