

Harper & Lane LLP

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7 October 2026

Amara Osei

Keystone Referencing Ltd, 2nd Floor, 40 Park Row, Leeds LS1 5JL

Reference for Callum James Reid

Dear Amara Osei,

Callum James Reid has asked me to give a reference, and has agreed that I may share this information with you.

The tenancy

Property	Flat 2, 18 Clarendon Road, Leeds LS2 9NN
Landlord	Marcus Bell (managed by Harper & Lane LLP)
Tenancy start date	15 August 2023
Tenancy end date	14 September 2026
Rent	£875 per month
Tenant's share (if a joint tenancy)	Sole tenant

Payment record

Rent was paid in full. On 2 occasions it was paid late, by up to 6 days.

Condition of the property

At our inspections, the property was kept in good condition.

At check-out, deductions of £85 were made for oven cleaning.

Other matters

I am not aware of any complaints of nuisance or anti-social behaviour.

Would I let to Callum James Reid again? Yes.

This reference is based on our records and is given in good faith to help you assess Callum James Reid's application. It is given for that purpose only. Please contact me if you need anything confirmed.

Yours sincerely,

Rachel Dunmore

Lettings Manager