

## Explanation of our Tenant Fees

We would like to provide clarity on the fees that may become payable before, during and after a Tenancy. Before you book a viewing, you should understand the following so please feel free to speak to us if you have any questions.

### Tenant permitted payments

Payments permitted under the Renting Homes (Fees Etc.) (Wales) Act 2019 by Tenants under an Assured Shorthold Tenancy Agreement.

<b>Rent</b>	Payable monthly in advance (unless agreed otherwise).
<b>Security Deposit</b>	Payable before the start of the Tenancy and held under a Government approved scheme for the duration of the agreement. It will be repaid in full provided all Tenancy obligations have been fulfilled.
<b>Holding Deposit</b>	Equivalent to one week's rent. The Landlord and Agent are not required to repay the Holding Deposit if the prospective Tenant: fails to enter into a contract before the deadline for agreement: provides false or misleading information to the Landlord or Letting Agent: fail to take all reasonable steps to enter into a contract before the deadline for agreement.
<b>Default Payments</b>	If the Tenant breaches the Tenancy Agreement they will be liable to the Landlord for any losses the Landlord suffers.
<b>Council Tax</b>	Payable to the billing authority if the Tenant is liable.
<b>Utilities</b>	Including water, sewerage, gas (or other heating fuel) and electricity. Payable in respect of the dwelling, and if required in the Tenancy Agreement. This may be payable to the Landlord or to the utility provider.
<b>Television Licence</b>	Payable if the contract holder is required to make a payment to the British Broadcasting Corporation under the Tenancy Agreement.
<b>Communication Services</b>	Payable to a provider of: internet, cable or satellite television, telephone services other than mobile if the Tenancy Agreement requires the payment.