

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.

<h3>Tenant permitted payments</h3> <p>Payments permitted under the Renting Homes (Fees Etc.) (Wales) Act 2019 by Tenants under an Assured Shorthold Tenancy Agreement.</p>	
Rent	Payable monthly in advance (unless agreed otherwise).
Default fee for late payment of rent	Rental payments overdue by more than 7 days will be subject to interest at the rate of 3% over the Bank of England Base Rate calculated from the date the payment was due up until the date payment is received.
Security Deposit	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. 1 and 2 bedroom properties and family houses bonds are equal one months rent plus £100. HMO's properties bond is equal one months rent plus £50 per bedroom. There may be scenarios which require tenants to liaise with the agent on deposit amount if circumstance are not the
Holding Deposit	Equivalent to one week's rent (1 months rent x 4.35). 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
Default Payments	If the Tenant breaches the Tenancy Agreement they will be liable to the Landlord for any losses the Landlord suffers including the cost of action for possession of the property as may be awarded by the court.
Council Tax (or any replacement taxation)	Payable to the billing authority if the Tenant is liable.
Utilities	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.

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Television Licence	Payable if the contract holder is required to make a payment to the British Broadcasting Corporation under the Tenancy
Communication Services	Payable to a provider of: internet, cable or satellite television, telephone services other than mobile if the Tenancy Agreement requires the payment.
Loss of key or other security device	Costs related to the changing, adding or removal of a lock giving access to the dwelling or requirement for a key or other security device which gives access to the dwelling to which the contract relates to be replaced. Payable to the amount of the actual cost which includes any contractors labour and material cost evidenced by invoice or receipt.
Missed appointments	Agreed appointments arranged by the Letting Agent or Landlord with the tenant for contractors to attend or to carry out work at the property whereby the tenant has refused entry or <i>not been home to allow access and resulted in a charge to the landlord</i> . Payable to the amount of the actual cost evidenced by invoice or receipt.
Avoidable or purposeful damage to property	The tenant will be liable for any losses incurred by the landlord where damage to the property is caused by neglect or wilful behaviour by the tenant. Payable to the amount of the actual cost which includes any labour and material cost evidenced by invoice or receipt.
Emergency/out of hours call-out fees	Fees incurred as a result of the Landlord or Agent arranging for someone to attend the tenant's property or where the tenant has arranged the callout when the problem had been caused by the tenant. Payable to the amount of the actual cost which includes any labour and material cost evidenced by invoice or receipt.