

SCALE OF FEES - TENANTS

Payments permitted under the Renting Homes (Fees Etc.) (Wales) Act 2019 by tenants under an assured shorthold tenancy agreement.

Rent	Payable monthly in advance (unless agreed otherwise).
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. <i>Standard deposit is the equivalent of one month's rent e.g. rent is £500 therefore deposit due will be £500</i>
Default payments	If the tenant breaches the tenancy agreement, they will be liable to the landlord for any losses the landlord suffers. <i>For example - rental payments overdue by more than seven 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.</i> <i>Based on a base rate of 4.75% a late payment of 7 days on a monthly rent of £500 would incur an additional fee of £0.74</i>
Council Tax	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.
Television licence	Payable if the contract holder is required to make a payment to the British Broadcasting Corporation under the tenancy agreement.
Communication services	Payable to a provider of internet, cable or satellite television, telephone services other than mobile if the tenancy agreement requires the payment.
Additional Charges	a. The actual costs, reasonably incurred, of changing, adding or removing any lock or replacing any keys or security devices arising if it is the contract-holder's fault, or the fault of an invitee of the contract-holder, that such action is required. b. The contract-holder must permit the principal contact or others, after giving 24 hours' written notice and at reasonable hours of the daytime, to enter the dwelling: <i>1. To view the state and condition and to execute repairs and other works upon the dwelling or other properties, or to show prospective purchasers the dwelling at all times during the contract and to erect a board to indicate that the dwelling is for sale, or to show prospective contract-holders or tenants the dwelling, during the last month of the contract and to erect a board to indicate that the dwelling is to let, to take photographs for use in promoting the dwelling for sale or rental, or evidence of damage or breach of this contract.</i>

2. *The contract-holder will ensure that the electricity and gas is kept on, the dwelling is kept in a tidy and presentable condition and the dwelling is kept warm during viewing periods.*
3. *On being given at least 24 hours' notice, the contract-holder must allow the principal contact, or others, access for any other reasonable purpose for the general management of the building or dwelling including (but not limited to): surveyors, energy assessors and contractors. The contract-holder must afford all reasonable facilities for executing any works or repairs which the landlord is entitled to execute.*

Any breach of any part of paragraph (1), (2) or (3) of this term may result in the contract-holder being liable for any costs or losses (including potential costs or losses) as a result of the breach. Those costs or losses include (but are not limited to) potential rent loss and contractor call-out fees which the landlord may not otherwise have been liable for.

- d. Undertake promptly any repairs for which the contract-holder is liable following any notice being served by the principal contact and if the contract-holder does not carry out the repairs the principal contact may, after correct written notice, enter the dwelling, with or without others, to effect those repairs and the contract-holder will pay on demand the actual costs, reasonably incurred, involved
- e. There may be a charge a reasonable fee for providing a further written statement

