

## TENANT FEES

As most people know by now the Welsh Government have banned the charging of fees to tenants which is very helpful when moving costs are high these days. **However there may be some fees payable by tenants.**

It's only fair that some costs caused by a tenants default can be charged to the tenants during their tenancy and a breakdown of these possible charges are listed here.

Obviously rent & deposits are payable. There is, however, **a maximum 'holding deposit'** chargeable to tenants when their references are being checked etc. **This is one week's rent.**

If a tenant requests an early termination of their tenancy a landlord can legally hold that tenant to pay for the remainder of the fixed term. Sometimes a negotiated early termination agreement can be accepted by both sides and this is usually a lower amount than the remaining rent.

If **rent is unpaid or paid late** this is a **Default** on the tenancy and there can be charges levied.

If, for example, **you lose your key**, it is only common sense that the replacement cost of that key is chargeable to the person that lost it, the tenant.

During the tenancy there may need to be **changes made to the agreement** at the tenants request and, if agreed by the landlord, **this will not attract any charges.**

### Referencing

It is worth remembering that when you apply for a property **references will be taken** on you from your employer/accountant, current landlord, credit reference agency, any other income provider and, very occasionally, where the landlords employment is sensitive there may be CRB checks undertaken although this is rare.

If you cannot achieve the levels necessary to pass these references a **Guarantor may be acceptable, they will have to also be referenced.**

Your Holding Deposit is refundable **unless false information** is found to have been given, **you pull out of the let pre tenancy**, you **fail to complete the application requirements within an agreed time limit** (The Government says 2 weeks but this can be longer with express agreement) or if you fail the Governments **'Right to Rent'** requirements when Identity is checked.