

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.

SCALE OF CHARGES

Fees expressed as a percentage will go up or down depending on the agreed rent. Fixed fees will remain the same regardless of the rent level agreed.

- 1) Let Only Service (unmanaged) 60% + VAT (72% inc.VAT) of the first month's rent with a minimum fee of £416.67 + VAT (£500 inc. VAT) each letting where the contract holder is introduced by the agent.

E.g. If the monthly rental income is £1100 you will pay a fee of £792 inc VAT

- 2) Full Management Service: Monthly Management Fee: 12.5% + VAT (15% inc. VAT)
Tenancy Set Up Fee: 50% + VAT (60% inc. VAT) of the first month's rent with a minimum fee of £416.67 + VAT (£500.00 inc. VAT)

E.g. If the monthly rental income is £1100 you will pay a fee of £792 inc VAT
Plus 15% inc VAT of the rent received per calendar month deducted by the agent

- 3) Full Management Service with Rent Protection:
Monthly Management Fee: 15% + VAT (18% inc. VAT)
Tenancy Set Up Fee: 60% + VAT (72% inc. VAT) – Minimum fee £500 + VAT (£600.00 inc. VAT)

E.g. If the monthly rental income is £1100 you will pay a fee of £792 inc VAT
Plus 18% inc VAT of the rent received per calendar month deducted by the agent

The fees under the above services are payable when any individual or organisation enters into an agreement to rent the Dwelling as a result of our promotion, introduction, or viewing by the agent.

*** Only required where the fee is to be a percentage of the rent**

Additional Charges:

Inventory - £95 + VAT (£114.00 inc. VAT)

Legionella Assessment: £50 + VAT (£60 inc.VAT)

Tenancy Renewal £100 + VAT (£120 inc. VAT)

End of tenancy check out £60.00 + VAT (£75.00 Inc. VAT)

In the event of cancellation during a tenancy the minimum fee that would be payable is the agreed Let Only fee plus other costs incurred, including a reasonable fee for the time management has been provided.

VAT is payable at the prevailing rate on all our fees. In accordance with consumer legislation it is quoted as included in the prices stated above at the prevailing rate.

Signed by the landlord

Date.....