

Renting Homes (Fees Etc.) (Wales) Act 2019

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Leek & Weston Limited 'the Agent')

Holding Deposit: **1 week's rent**

Deposit: **1 months' rent plus £100**

Extra Security Deposit: Pets, if it is agreed in writing with the tenants and landlord that the tenants can keep pets at the property then an extra security deposit will be required and will normally depend on the type and number of pets. Please check with our office before arranging a viewing or agreeing to pay a holding deposit.

During the tenancy (payable to the Agent)

Ending a Tenancy Agreement Early: If all the tenants wishes to surrender the tenancy before the end of the fixed term and this is agreed in writing with tenants and landlord then the tenant will be liable for the landlords re-letting fee as outlined on landlord fee information in our office and any rent due up until a new tenancy is signed, to a maximum of the rent due until the end of the fixed term.

Rent Arrears Charges: To pay the administration costs if a Rent payment is not received and therefore needs to be chased:

£15 inc.VAT will be applied when we need to chase by email, text, phone and post, up to the point where the unpaid balance is cleared 5 days after rent due.

£30 inc.VAT will be applied where a Rent chase visit to the Property is required.

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base will be charged daily at the rate on arrears of more than 14 days.

Replacement keys: Payment for the reasonable costs incurred for the loss of keys/security devices plus any callout charges incurred for a locksmith to attend if required.

Payment for a breach of the tenancy agreement up to the prescribed limit.

During the tenancy (payable to the provider) if permitted and applicable

Council Tax Payments: If you are liable to make these payments then you must ensure these are paid and there are no arrears when your tenancy ends. Payments are as per your local council rates and are to be paid directly.

Utilities: gas, electricity, water. If you are liable to make these payments then you must ensure these are paid and there are no arrears when your tenancy ends. Payments are as per your supplier and are to be paid directly.

Communications: telephone. If you are liable to make these payments then you must ensure these are paid and there are no arrears when your tenancy ends. Payments are as per your supplier and are to be paid directly.

Installation of cable/satellite: If it is agreed in writing with the tenants and landlord that the tenants can install a cable/satellite service the tenants will be responsible for all costs and charges incurred.

Subscription to cable/satellite supplier: If you are liable to make these payments then you must ensure these are paid and there are no arrears when your tenancy ends. Payments are as per your supplier and are to be paid directly.

Television license: If you are liable to make these payments then you must ensure these are paid and there are no arrears when your tenancy ends. Payments are as per your supplier and are to be paid directly.

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Leek & Weston Limited is a member of **Client Money Protect Limited**, Membership No. CMP002494, which is a client money protection scheme and also a member of **The Property Ombudsman**, which is a redress scheme. You can find out more details on our website or by contacting us directly.

Leek & Weston