

Contract Holder (previously known as Tenant) FEES

HOLDING DEPOSITS

Holding Deposit: Maximum one weeks rent (Rent £ per calendar month / 4.35)

Company Application Fee: £350.00

SECURITY DEPOSITS

Security Deposit: Equal to 1st months' rent.

Pet: Additional £150.00 on the security deposit.

FEES & CHARGES YOU MAY BE RESPONSIBLE FOR DURING YOUR TENANCY

Replacement Keys & Locks:

If a contract holder breaches the contract which leads to the requirement for a lock on the property listed on their contract, to be changed, added or removed, OR if a contract holder breaches the contract which leads to the requirement for a key or other security device which gives access to the property listed on their contract to be replaced, the charge will be the amount equal to the **actual cost** of the replacement, change, addition or removal.

The "actual cost" means the cost of the key, security device or lock, as evidenced by an invoice or receipt. Where a third-party contractor undertakes the replacement of a key or other security device or the change, addition, or removal of a lock on behalf of the landlord, the "actual cost" includes the cost of that contractor's labour, as evidenced by an invoice or a receipt.

Late Payment of Rent:

If within the first 14 days of the rent due date, the contract holder fails to make payment, no charge will be due. Rental payments overdue by more than 14 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.

In the case of failure to make a payment of rent after the end of the period of 14 days, beginning with the rent due date, an annual percentage rate of 3% above the Bank of England Base Rate will be due on the amount of rent that remains unpaid at the end of that day.

EXPLANATION OF COSTS

Holding Deposit: This is payable at the point of application to reserve the property of your choice. It allows the agent to check the suitability of a contract holder and serves as a guarantee to the landlord that you are committed to take the property, pending successful completion of referencing.

This payment will secure the property for you for up to a maximum of 15 calendar days from your application date. The tenancy must start within these 15 days, unless otherwise agreed in writing by both parties and cannot be extended any later than 4 weeks from the application date.

On completion of the tenancy, the holding deposit will be refunded within 7 calendar days.

First Months' Rent: This is payable prior to, or at the point of signing the Standard Occupation Contract (Formally Known as Tenancy Agreement.)

Security Deposit: This is payable prior to, or at the point of signing the Standard Occupation Contract. This deposit will be held by The Deposit Protection Service, unless otherwise stated and is fully refunded to you at the end of the tenancy, subject to the property being in a satisfactory condition and that all the terms of the tenancy have been met. No interest will be paid on the Deposit. Deposits that are not in dispute will be refunded to the forwarding address within 10 working days. For further information on the Deposit Protection Service (DPS), please visit <https://www.depositprotection.com>.

Subsequent Months' Rent: Payable by bank standing order mandate only. You will be required to complete a standing order mandate in our office on the day of your tenancy starting.

If the Contract Holder (Tenant) breaches any of the conditions of the Standard Occupation Contract (Tenancy Agreement) the Contract Holder(Tenant) may be liable to pay damages to the Landlord for that breach, as permitted by the Renting Homes (Fees Etc.) (Wales) Act 2019.