

TENANT FEES SCHEDULE

NEW TENANCY AGREEMENTS/CONTRACTS SIGNED ON OR AFTER 1 SEPTEMBER 2019

Tenant Fees

Welcome to Thomas H Wood, where we aim to provide transparency and clarity regarding tenant fees for letting properties in Wales. Below, you will find a comprehensive breakdown of the fees applicable to tenants:

1. Holding Deposit:

- Upon expressing your interest in renting a property, a holding deposit may be required. This deposit reserves the property for you while the necessary checks are carried out. The maximum holding deposit in Wales is equivalent to one week's rent.
- Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy/contract, fail a Right- to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement/contract (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

2. Security Deposit:

- Before moving into the property, tenants are required to pay a security deposit. The maximum deposit is equivalent of five weeks' rent, unless the annual rent exceeds £50,000, in which case it's six weeks' rent.

3. Rent Payments:

- Tenants are responsible for paying rent monthly in advance as per the terms outlined in the tenancy agreement/contract.

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4. Lost Keys or Other Security Devices

- Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

5. Early Termination of Tenancy:

- Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy/contract until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

6. Emergency/Out of Hours Call Out/Missed Appointments:

- **£60 (inc. VAT).** To cover the costs incurred because of the tenant failing to keep a previously agreed appointment with any third party at the premises.
- Costs (variable) incurred because of a landlord arranging for someone to attend the tenant's property at the request of a tenant, such as a locksmith or glazier, when the problem had been caused by the tenant.

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The contract-holder will also pay:

A fair proportion of all charges, based on the length of their occupation of the dwelling, including water and sewerage charges, rates and assessments (but of an annual or recurring nature only) and for all gas, electricity, oil or solid fuel consumed on the dwelling (including all fixed and standing charges, and including any Green Deal costs) and all charges for the telephone and broadband charges during this contract. If the landlord is held responsible for the payment of any of these bills, the contract-holder agrees to refund to the principal contact the amount covering these bills.

For the reconnection of water, gas, electricity or telephone if the disconnection results from any act or omission of the contract-holder or their agents. The landlord is not responsible for any connection charges for services such as gas, electricity, water, telephone or broadband if the services are not currently connected.

The council tax, or any replacement taxation (even of a novel nature), in respect of the dwelling for the term of this contract, unless and until the contract-holder's right of occupancy is lawfully terminated.

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.

Final accounts to the relevant authorities on possession being returned to the landlord.

Damages to the principal contact for breaches of any of the conditions of this agreement where the contract-holder is responsible for that breach, subject to any statutory limitations. Damages should simply put the aggrieved party in the same position as they would have been had the contract not been breached.

The costs for any television licence needed for the dwelling.

Late Rent Default Fee

In the case of a failure to make a payment of rent after the end of the period of seven days beginning with the due date, the prescribed limit is the aggregate of the amounts found by applying, in relation to each day after the due date for which the rent remains unpaid, an annual percentage rate of three percent above the Bank of England base rate to the amount of rent remains unpaid at the end of that day.

For further details regarding tenant fees or to inquire about specific properties, please don't hesitate to contact us.

Tel: 02920 626252 / lettings@thomashwood.com

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