

FEES TO: CONTRACT-HOLDERS FOR DWELLING IN WALES **After 1st September 2019**

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Holding Deposit – one weeks rent

Deposit – minimum of five weeks rent.

Additional Pet Deposit Fee – by negotiation with the Landlord/Agent. If a pet is permitted then the rent would be increased, at a figure to be discussed.

Rent in Arrears – the outstanding sum is subject to interest at 3% (no vat) above the base rate of the Bank of England

Rent – To be paid by Internet/bank transfer only.

The contract-holder shall indemnify the landlord against the landlord's costs for missed contractual appointments.

If the contract-holder should lose any key or other access security device then they will be responsible for employing a locksmith to change the locks and providing the landlord with two additional keys and /or other access security device at their own expense.

If the contract-holder wants any additional keys they will be responsible for any cost involved and will return all keys to the landlord at the end of the occupation contract..

In the event any cheque received by the Agent being dishonoured the contract-holder will be liable to refund to the Agent any fee levied by the Bank.

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The contract-holder shall pay the reasonable legal and related costs which the landlord has to pay in connection with:-

- (i) Recovering possession of the dwelling
- (ii) Recovering unpaid rent or other money due under this occupation -contract; or
- (iii) Steps taken if the contract-holder fails to keep to the terms of the occupation-contract (including the costs for the landlords attempts to make the contract-holder keep to the occupation-contract)

For properties in Wales, The Renting Homes (Fees etc) (Wales) Act 2019 means that in addition to rent, letting agents can charge permitted payments such as

- Holding Deposits (a maximum of one week's rent)
- Security deposit
- Payments for late payment of rent
- Any other permitted payments under the Renting Homes (Fees etc) (Wales) Act regulations applicable at the relevant time.

Client Money Protection R.I.C.S.

Client Money Protection N.A.E.A.

The Property Ombudsman in respect of the Property Redress Scheme Membership Number NO2789

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