

TENANT SCALE OF CHARGES

Payments permitted under the Renting Homes (Fees Etc.) (Wales) Act 2019 by Tenants or Contract-holders under a Tenancy or occupation contract.

Rent	Payable monthly in advance (unless agreed otherwise).
Default fee for late payment of rent	The prescribed limit in the case of a failure by a contract-holder to make a payment of rent to a landlord by the due date is to be determined as follows: a) In the case of a failure to make a payment of rent before the end of the period of seven days beginning with the due date, the prescribed limit is zero. b) 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.
Deposit	Payable before the start of the Tenancy and held under a government approved scheme for the duration of the agreement. It will be repaid in full provided all obligations have been fulfilled.
Default payments	If the Tenant breaches any of the requirements of the agreement, the Tenant may be liable to pay the Landlord for any losses incurred as a result of: a failure by the Tenant to make a payment by the due date to the Landlord or, a breach by the Tenant of a term of the contract, both subject to any statutorily prescribed limit. The losses the Landlord may claim may include, damages, costs, charges, and expenses incurred as a result of the breach, that the Landlord was unable to mitigate, to put the Landlord back in the same position as if the Tenant had not breached the agreement
Council Tax	Payable to the billing authority, if the Tenant is liable.
Utilities	Including water, sewerage, gas (or other heating fuel) and electricity (including any Green Deal costs) payable in respect of the Property, and if required in the Tenancy. This may be payable to the Landlord or to the utility provider.
Television licence	Payable if the Tenant is contractually required to make a payment to the British Broadcasting Corporation.
Communication services	Payable to a provider of internet, cable or satellite television, telephone services, other than mobile, if the payment is contractually required.
Loss of key or security device	The actual costs, as evidenced by invoice or receipt, related to a breach of contract leading to the requirement for a lock to be added or replaced or a key or other security device giving access to the Property to be replaced.
Missed appointments	Losses, as evidenced by invoice or receipt, suffered by the Landlord if the Tenant fails to attend appointments agreed by the Tenant and arranged by the Letting Agent or Landlord for contractors or others to attend or to carry out work at the Property.
Damage to the Property	The Tenant will be liable for any losses, as evidenced by invoice or receipt, from damage to the Property caused by the activity, or failure to act, by the Tenant or their guests.
Replacement Statement	Where the contract-holder requests a replacement written statement the legislation allows for this to be charged for. A charge cannot be made for the original statement, only where a duplicate is requested.
Emergency/out of hours call-out fees	Any losses or additional losses suffered by the Landlord, as evidenced by invoice or receipt, as a result of the Tenant arranging an emergency, out of hours contractor call-out where the work was not an emergency, or the works were required as a result of the Tenant's actions.

Charges to Tenants (**where applicable):

Charges to tenants (where applicable): **NB Tenant fees may not apply to contract-holders of occupation contracts but may apply for other Tenancy types

a) Credit/Referencing	£ 85.00	(inclusive of VAT)	per Tenant, if charged Tenants will not charge Landlords
b) Company Refencing	£ 150.00	(inclusive of VAT)	per Tenant, if charged Tenants will not charge Landlords
c) New landlord reference	£ 30.00	(inclusive of VAT)	per Tenant

The fees charged to the Tenant may change and we will endeavour to inform you of such a change at the earliest opportunity.

1 Stop Lettings is a member of a client money protection scheme our provider is:

Name: Propertymark Client Money Protection Scheme
Website: propertymark.co.uk/complaints/client-money-protection
Address: Arbon House, 6 Tournament Court, Edgehill Drive, Warwick CV34 6LG
Telephone: 01926 496 800
Scheme Reference #: C0126097

1 Stop Lettings is a member of a redress scheme, and the name of the scheme is:

Name: The Property Ombudsman
Website address: tpos.co.uk
Address: 33 The Clarendon Centre Salisbury Business Park, Dairy Meadow Lane, Salisbury, Wiltshire, SP1 2TJ
Telephone: 01722 333306
Scheme Reference #: D13491

Requirement for a Guarantor

In some circumstances we may require that the Prospective Tenant is able to offer a Guarantor. This may be because: e.g. the Tenant is student; the tenant has a poor credit history; the Tenant's income is not sufficient to cover the rent and other outgoing s.

In order for someone to qualify as a Guarantor they must: be a resident in the United Kingdom; be a homeowner in the United Kingdom; have a clean credit history; must earn at least 3.5 times the monthly rent

The Guarantor will have to be referenced, and credit checked; provide proof of ID and residence.

The extent of the Guarantor's liability is expressed in: the Guarantor clause and sub clauses in the tenancy agreement; the Guarantor deed