

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 Rental payments overdue by more than 7 days will be subject to interest at the rate of 3 % (Maximum 3%) over the Bank of England Base Rate calculated from the date the payment was due up until the date payment is received.

Utilities

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.

Loss Of Keys Or Other Security

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.

Common Areas of Any Building

The contract-holder must not cause obstruction in any common areas of any building of which the dwelling forms a part. The principal contact reserves the right to remove or have removed any such obstruction and, at their discretion, to charge the actual costs, reasonably incurred, payable on demand, to the contract-holder for so doing.

Damages to the Property

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.

Care of the Dwelling

Undertake promptly any repairs for which the contract-holder is liable following any notice being served by the principal contact and if the contract-holder does not carry out the repairs the principal contact may, after correct written notice, enter the dwelling, with or without others, to effect those repairs and the contract-holder will pay on demand the actual costs, reasonably incurred, involved.

Guarantor

In consideration for the landlord granting the contract-holder an occupation contract of the dwelling, the guarantor agrees to pay the principal contact for any reasonable losses suffered as a result of the contract-holder failing to fulfil any of their obligations under either of these two contracts or failing to pay rent or other monies lawfully due.

Use of Dwelling

1) The contract-holder must permit the principal contact or others, after giving 24 hours' written notice and at reasonable hours of the daytime, to enter the dwelling:

- to view the state and condition and to execute repairs and other works upon the dwelling or other properties, or
- to show prospective purchasers the dwelling at all times during the contract and to erect a board to indicate that the dwelling is for sale, or
- to show prospective contract-holders or tenants the dwelling, during the last month of the contract and to erect a board to indicate that the dwelling is to let.
- to take photographs for use in promoting the dwelling for sale or rental, or as evidence of damage or breach of this contract.

The contract-holder will ensure that the electricity and gas is kept on, the dwelling is kept in a tidy and presentable condition and the dwelling is kept warm during viewing periods.

2) On being given at least 24 hours' notice, the contract-holder must allow the principal contact, or others, access for any other reasonable purpose for the general management of the building or dwelling including (but not limited to): surveyors, energy assessors and contractors.

3) The contract-holder must afford all reasonable facilities for executing any works or repairs which the landlord is entitled to execute.

4) Any breach of any part of paragraph (1), (2) or (3) of this term may result in the contract-holder being liable for any costs or losses (including potential costs or losses) as a result of the breach. Those costs or losses include (but are not limited to) potential rent loss and contractor call-out fees which the landlord may not otherwise have been liable for.

Where a valid written notice of the need to enter to view the state and condition of the dwelling or to effect works (except in case of emergency when access shall be immediate) has been served, the contract-holder agrees to the use of management keys to gain access if the contract-holder is unable to grant access.

The contract-holder must not permit any visitor to stay in the dwelling for a period of more than three weeks within any three-month period without consent.

The contract-holder must use the dwelling as a private dwelling only and occupy the dwelling as the contract-holder's only or principal home.

Charges to Tenants

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| 1) Credit/ Referencing | £0 |
| 2) Tenancy Drafting | £0 |
| 3) Check in Inventory | £0 |
| 4) Check Out Inventory | £0 |
| 5) Tenancy Renewal | £0 |
| 6) New Reference | £0 |
| 7) Guarantor Referencing | £0 |
| 8) Further Copies pf the Written Statement | £0 |

Cymru Estates is a member of a client money protection scheme our provider is Client Money Protect.

Cymru Estates is a member of a redress scheme, and the name of the scheme is The Property Ombudsman.

