

Explanation of our Tenant Fees

It is important to us that for you there is clarity of the fees that may become payable during a tenancy you are looking to enter into. We believe you should understand these before you make any decision about a property or before you decide to view a property. Our staff are always happy to run through any questions before you make any decisions.

Acceptance of any offer will be subject to contract, referencing and Immigration checks. You will need to pay the Rent and Deposit that is due under a Tenancy Deposit.

Financial guarantor

You should be aware that there is a need for a guarantor. Where a guarantor is required they will need to complete an guarantor form and provide photographic identification and proof of residence.

Application and referencing

You will be asked to complete an application before referencing can be undertaken, you should also provide an original photographic Identification (e.g. passport, National ID card, VISA, resident permit, driving licence).

Referencing will cover a check against the credit file and public records of the individual, an Anti-Money Laundering check, confirmation of employment and salary details, confirmation of previous tenancy details, right to rent checks, reporting the results of all those checks to your prospective landlord to see if your application is acceptable.

Tenant deposit

A deposit equivalent to a month's rent plus £100 will be required to be paid at the contract signing. If the property you are renting is a HMO a deposit of equal to one months rent plus an additional £50 per bedroom will be payable.

Please note sample copies of the application form, guarantor form and contract are available on request from the office please feel free to ask. Some contracts may be property specific if they are unmanaged.

The Renting Homes (Fees etc.) (Wales) Act 2019 permits certain fees/ charges to be made where a tenant has defaulted on or breached their obligations under their Tenancy Agreement

TENANT PERMITTED PAYMENTS

Payments permitted under the Renting Homes (Fees Etc.) (Wales) Act 2019 by tenants under an assured shorthold tenancy agreement.

Rent	Payable monthly in advance (unless agreed otherwise).
Security 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 tenancy obligations have been fulfilled.
Holding deposit	Equivalent to one week's rent. This is to reserve the property and will be used to cover the landlord's costs if the tenant withdraws from the agreement, provides false information, or fails to reasonably complete the agreement.
Default payments	If the tenant breaches the tenancy agreement they will be liable to the landlord for any losses the landlord suffers.

Council Tax	Payable to the billing authority if the tenant is liable.
Utilities	Including water, sewerage, gas (or other heating fuel) and electricity. Payable in respect of the dwelling, and if required in the tenancy agreement. This may be payable to the landlord or to the utility provider.
Television licence	Payable if the contract holder is required to make a payment to the British Broadcasting Corporation under the tenancy agreement.
Communication services	Payable to a provider of: internet, cable or satellite television, telephone services other than mobile if the tenancy agreement requires the payment.

1. Schedule of additional charges that may arise during the tenancy period

(1.1) If the Landlord's Agent writes to the Tenant as a direct result of the breach of any of the covenants on the part of the Tenant herein contained, an charge of £20.00 will be payable by the Tenant.

(1.2) Rental payments overdue by more than 7 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.

(1.3) 2let2 will not be held liable for any bank charges or other charges incurred by the Tenant in overpayment of rent either during or after the duration of the Tenancy Agreement, this is to include all standing order instructions completed by Tenants. Refunds of overpayments as a result of non cancelation of standing order after the tenancy ends will be subject to a charge of £20.00.

(1.4) Loss of key or other security device - A call out charge of £25.00 per visit will be charged to open bedroom or front door locks. Replacement keys, if available, will be charged £7.50 per key.