

# **CONTRACT-HOLDER PAYMENT SCHEDULE**



Under the terms of the Renting Homes (Fees Etc.) (Wales) Act 2019, if you enter into an OCCUPATION CONTRACT, permissible payments which may apply are as follows:

<b>ITEM</b>	<b>CONTRACT-HOLDER PAYMENT</b>
<b>First month's rent</b>	Payable in advance
<b>Security Deposit</b>	Equal to 1 calendar month's rent plus 50% (approximately 6 weeks rent)
<b>Holding Deposit</b>	Equal to one week's rent (calculated by dividing monthly rental figure by 4.35)
<b>Early termination when requested by the contract-holder</b>	Equal to costs incurred by the Landlord of £354. Only permitted in emergency circumstances. A contract-holder will remain responsible for rent until end of their fixed term or until another contract-holder replaces them and new contract arranged.
<b>Utilities, communication services, TV licence and council tax</b>	As per Occupation Contract requirements.
<b>Default charge for replacement of lost key or security device</b>	Equal to cost incurred plus £15 per hour taken to administrate the required replacements.
<b>Default charge for damage to the property</b>	Equal to cost incurred plus £15 per hour taken to administrate the remedial works required.
<b>Unnecessary contractor call outs</b>	Maintenance call out due to contract-holder failure to apply basic checks (such as appliance switch on) £45
<b>Default charge for out of hours lock out attendance</b>	£25

Dragon Residential Lettings is also a member of a redress scheme provided by The Property Ombudsman [www.tpos.co.uk](http://www.tpos.co.uk). Copies of the TPO Code of Practice plus our complaint handling procedure are available from our office.