

# TENANT PAYMENT SCHEDULE



Under the terms of the Renting Homes (Fees etc.) (Wales) Act 2019, if you enter into an ASSURED SHORTHOLD TENANCY, payments which may apply are as follows (Please note there is no VAT applicable):

<b>ITEM</b>	<b>TENANT 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
<b>Early termination when requested by the tenant</b>	Equal to costs incurred by the Landlord of £295. Only permitted in emergency circumstance. A tenant will remain responsible for rent until end of their fixed term tenancy or until another tenant replaces them and new contract arranged.
<b>Utilities, communication services, TV licence and council tax</b>	As per standard tenancy 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 required replacements.
<b>Unnecessary contractor call outs</b>	Maintenance call out due to tenant failure to apply basic checks (such as turn 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.