



**WEST WALES
HOME RENTALS**

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We would like to provide 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.

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. Where the landlord is offering the property with a deposit replacement guarantee product, and you wish to take up this option, you will need to provide proof that you have purchased such a product by providing us with a copy of the insurance certificate before a tenancy can start.

Referencing and Right to Rent Checks – You will be asked to complete an application before referencing can be undertaken, you should also provide an original photographic identification (i.e. passport, National ID card, VISA, resident permit, driving licence) and Proof of Residence (e.g. original utility bill, council tax bill or bank statement all of which must be less than 3 months' old). If you have any queries relating to this, please speak to the branch.

You should be aware that the need for a guarantor may not become apparent until your referencing (including references for any joint tenants) has been completed. Where a guarantor is required, they will need to complete an application form and provide photographic identification and proof of residence. 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 start of the tenancy. This is subject to referencing.

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:

Default fee for late payment of rent - Chargeable from 14 days arrears calculated on the interest at 3% above Bank of England base rate on the late payment of rent for each day that the payment is outstanding.

Loss of key or other security device - Landlords and letting agents can charge a tenant a fee to cover the cost of replacing the lost key or security device (e.g. fob, electronic device for garage doors / security gates)

Payment on termination of a tenancy - Landlords and letting agents can require a tenant to make a payment for an early termination (surrender) of the tenancy agreement at the tenant's request.

A breach of a term of the contract -

Any other permitted payments under the Renting Homes (Fees etc.) (Wales) Bill and regulations once enacted

Company application fee: - £300 including VAT.

Please ask us to explain the application and move-in process to you, and we will be happy to answer any questions you might have now or during the application process.

We are members of The Property Ombudsman Redress Scheme -

We are members of the ARLA/Propertymark Client Money Protection Scheme -

We are members of Rentsmart Wales -

Any questions please speak to any member of the team on **01437 762288** or email your query to:

info@westwaleshomerentals.co.uk

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