

## **Contract Holder (Tenant) Fees with effect from 1st September 2019:**

### **Permitted payments**

For properties in Wales, the Renting Homes (Fees etc.) (Wales) Bill means that in addition to rent, lettings agents can only charge contract holders (or anyone acting on the contract holder's behalf) the following permitted payments:

Holding deposit: A maximum of 1 week's rent.

Deposits: Equal to 5 weeks rent (Rounded down to the nearest £, unless stated different on an individual property).

Utilities: Communication services (e.g. telephone, broadband), TV licence and council tax; including installation and subscription to cable/satellite suppliers.

Default payments: For breach of the contract e.g. missed appointments or lost keys up to the prescribed limits

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

### **Contract holder protection**

In addition, we confirm that Williams & Goodwin The Property People Ltd is a member of ARLA Property Mark and regulated by The RICS, which includes a client money protection scheme. Williams & Goodwin The Property People Ltd are also members of The Property Ombudsman Scheme; more information can be found direct on the agent's website or by contacting the agent direct:

### **Prospective Contract holders: PLEASE BE AWARE of the Process:**

When looking for your next home the first stage is to view (after ensuring you have sufficient finances to cover the rent and outgoings for the house you're seeking).

Once you've found a property with us the next step will be to apply for the property that will involve making an application, paying a holding deposit and processing referencing.

NOTE – once passed referencing, this does not mean you can move in. The next stage will be for our property management department to make sure the property is contract holder ready, e.g. checking safety regulations, preparing or updating the inventory, processing the paperwork etc. This usually would be 7 – 10 days after you've passed referencing.

Then we all should be ready to sign the contracts, execute the tenancy and "exchange contract". It's at this stage the monies due are paid, and a completion (Move In) date is agreed.

So, please be aware, from application to move in, it could be around 2 – 3 weeks. (Sometimes less, sometimes more depending on circumstances).

Part of a network of around 800 offices in the UK. Offering Sales & Lettings in Agricultural, Commercial & Residential property by private treaty, tender and auction. Williams & Goodwin The Property People Ltd also trade as All Wales Auction and are members of The Property Ombudsman; RICS; Propertymark NAEA; ARLA & NAVA. Chosen by The Guild Of Property Professionals for Anglesey & Gwynedd. We also offer a building society agency for The Principality at our Holyhead & Llangefni offices. **Company Registration No. 4534881. Registered in Wales. VAT Registration No: 771 762 312**