Contract Holder Payments

or Prospective Contract Holder

In accordance with the Renting Homes (Fees etc.) (Wales) Act 2019, we only request payments that are permitted by law.

Payment	Amount	Explanation
Holding Deposit (If Applicable)	Equivalent to one week's rent	A holding deposit may be required to reserve a property whilst referencing is completed. It will be dealt with in accordance with the Renting Homes (Fees etc.) (Wales) Act 2019.
Security Deposit	As specified in the Occupation Contract	A security deposit may be required before the Occupation Contract begins and will be protected in a Government approved tenancy deposit protection scheme. Where a pet has been agreed by the landlord, an additional amount may be included within the overall protected security deposit.
First Month's Rent	In advance	Payable before the Occupation Contract commences.
Late Payment of Rent	Interest of up to 3% above the Bank of England Base Rate	Interest may only be charged where rent remains unpaid for more than 14 days and where provided for within the Occupation Contract.
Early Termination	Reasonable costs actually incurred	If a Contract Holder requests to end the Occupation Contract early, they may be responsible for the landlord's reasonable costs and financial loss incurred as a direct result. Any costs will be reasonable, evidenced where appropriate and will not exceed the landlord's actual financial loss.
Default Payments	Actual costs only	Where a Contract Holder breaches the Occupation Contract, they may be responsible for the landlord's reasonable costs actually incurred as a direct result of that breach. This may include lost keys or security devices, contractor call-out charges resulting from missed appointments, avoidable or deliberate damage, or emergency contractor attendance resulting from the Contract Holder's actions. Any costs will be supported by appropriate evidence where applicable.
Council Tax, Utilities, TV Licence & Communication Services	As applicable	The contract-holder may be responsible for these payments where applicable, either under the Occupation Contract or directly to the relevant authority or service provider.

Other:

1. In consideration for the landlord granting the contract-holder an occupation contract of the dwelling, the guarantor agrees to pay the principal contact for any reasonable losses suffered as a result of the contract holder failing to fulfil any of their obligations under either of these two contracts or failing to pay rent or other monies lawfully due.
2. The guarantor agrees to pay, on demand and in full, any overdue rent or other monies lawfully due under these two contracts, until vacant possession is given to the principal contact.
3. The guarantor agrees to make payments lawfully due under this guarantee even after the contract holder has returned possession of the dwelling to the landlord or the occupation contract has ended.
4. The landlord may charge a reasonable fee for providing a further written statement.

We believe in being open and transparent about all payments. If anything in this guide is unclear, please ask us before you apply for a property and we will be happy to explain it.

Note: VAT charged if applicable

Note: AVENUE Property Management & Lettings Ltd is a member of and covered by UKALA Total Loss Client Money Protection Scheme. We are also a member of a redress scheme provided by The Property Redress Scheme. Copies and our complaint handling procedure are available from www.avenue.property

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