

CONTRACT HOLDER | TENANT GUIDE to CHARGES

Adre Properties is fully committed to operating within best practice guidelines and is dedicated to improving conditions in both Property Sales and the Private Rented Sector.

All Client Tenancy Deposits are registered with the Government Approved Insured Scheme: My|Deposits.

All Client Tenancy Deposits are protected within segregated client money accounts and fully insured by **CMP (Client Money Protection)**. All Clients of Adre Properties Landlords' have the peace of mind that their money is protected.

Adre Properties belongs to the Property Redress Scheme: Property Independent Dispute Resolution.

Adre Properties is a Licensed Agency in Wales

Rent Smart Wales Licence Number: #LR-69126-27932

TENANT FEES ACT 2019

Under the Tenant Fees Act (England) from 1 June 2019 and in Wales the Renting Homes (Wales) Bill, from 1 September 2019 the only fees applicable to your Contract | Tenancy are:

1. Your Rent; Paid in Advance
2. Your Contract | Tenancy Deposit which is certified with My|Deposits and is CMP (Total Loss Certified); 5 Weeks Rent Maximum
3. A Refundable Holding Deposit (if applicable) capped at one weeks rent Maximum
4. ENGLAND ONLY: Changing Tenancy Documents after commencement of a Tenancy: A Payment capped at £50 (Inc. VAT) £41.67 (Excl. VAT)
5. Payments associated should you request to have an early Termination of your Contract | Tenancy; £30 (Inc. VAT) £24.00 (Excl. VAT) and a charge not exceeding the financial loss as a result experienced by the Landlord
6. Payments in respect of Council Tax, Utilities, TV Licence, TV/Broadband etc.
7. Costs incurred and / or for time of an Agent call out, limited to a maximum of £25 (Inc. VAT) £20.00 (Excl. VAT) and/or Locksmith for replacement of a lost, broken key / lock / security device.
8. A default fee for late payment of rent (at 14 days overdue at 3% the Bank of England's base rate).
9. Default charge for non-wear and tear damage to the property either during or at end of Contract | Tenancy in line with agreed invoiced costs to remedy the property

Admin Fees ceased in England on 1 June and in Wales, 1 September 2019. If you are charged a fee not on this list, it is a prohibited payment. If you are uncertain, you should contact Citizens Advice, obtain Legal Advice, or contact your local Trading Standards Authority.