

# Permitted Payments – Welsh Tenancies



For properties in Wales, the Renting Homes (Fees etc.) (Wales) Act 2019 means that in addition to rent, landlord's agents can only charge tenants the following permitted payments:

Security deposit (per tenancy. Rent under £50,000 per year)	Five weeks' rent This covers damages or defaults on the part of the tenant during the tenancy.
Security deposit (per tenancy. Rent of £50,000 or over per year)	Six weeks' rent This covers damages or defaults on the part of the tenant during the tenancy.
Property Holding	One week's rent
Early Termination (Tenant's Request)	Should the tenant wish to leave their contract early, they shall be liable for all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy. Please discuss with Agent.
Unpaid rent	Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.
Breach of term in the contract as a result of the Tenant's actions	Where required in the tenancy agreement. Payment request to be made in writing with evidence of actual costs of remedying the breach shown by provision of invoice/receipt.
Lost Key(s) or other Security Device(s)	Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant.

Where required, a tenant is responsible for utility costs (electricity, water, gas or other fuel, sewerage, communication services, telephone, broadband and TV licence), and council tax.