



Maison – Residential Lettings, Sales and Property Management

50 Severn Grove, Cardiff, CF11 9EN

02920 090700 option 1

www.maison.wales

post@maison.wales

Contract Holder Tenancy Fees

Contract Holder Fees Schedule

Maison Cambria Ltd

Address: 50 Severn Grove, Pontcanna, Cardiff, CF11 9EN

Contact Email: post@maison.wales

Contact Phone: 02920 090700

Rent Smart Wales Registration Number: LR-75015-5615

Our Commitment on Fees

We comply fully with the Renting Homes (Fees etc.) (Wales) Act 2019, which prohibits charging fees to Contract-Holder(s) except where explicitly permitted by law. This document outlines the fees that may lawfully be charged in connection with your occupation contract.

Permitted Fees

1. Rent

The rent amount is specified in the occupation contract. This is the regular payment made by the Contract-Holder(s) for the property.

2. Security Deposit

- A refundable security deposit may be required.
- The maximum amount will not exceed the equivalent of six weeks' rent.
- This deposit will be protected in a government-approved tenancy deposit scheme, in accordance with legal requirements.

3. Holding Deposit

- A holding deposit of no more than one week's rent may be requested to reserve the property.
- The holding deposit will be refunded unless one of the following applies:
- The Contract-Holder(s) withdraws from the contract.
- The Contract-Holder(s) provides false or misleading information.
- The Contract-Holder(s) fails to take reasonable steps to enter into the occupation contract.
- The landlord or agent decides not to proceed with letting the property for reasons permitted by law.

4. Utilities and Council Tax

If stated in your occupation contract, Contract-Holder(s) are responsible for:

- Utility bills (e.g. gas, electricity, water)
- Council tax
- TV licence

Charges will only apply where responsibility is clearly stated in the occupation contract.

5. Late Rent Payment Charges

- A charge may apply if rent is 14 days or more overdue.
- Any such fee is capped at 3% above the Bank of England base rate, calculated per day for the period the rent remains outstanding.

6. Lost Keys and Security Devices

- Contract-Holder(s) are responsible for the reasonable actual cost of replacing lost keys, fobs, or other security devices.
- If the issue is due to a fault with the lock or other fixtures, the landlord is responsible for arranging and paying for repairs.

7. Early Termination Requested by Contract-Holder(s)

- You may remain liable for rent until the end of the fixed term unless you are able to agree an early termination with the landlord.
- If an early termination is agreed, you may be required to pay:
- The landlord's reasonable costs of re-letting the property (with supporting evidence); and
- Rent until a suitable replacement Contract-Holder is found, capped at the total rent due for the remainder of the fixed term.
- Any charges must reflect actual costs incurred.

8. Damage or Breach of Contract

- If damage occurs due to the Contract-Holder(s)'s actions, the reasonable cost of repairs may be charged.
- Deductions for damage will be made from the security deposit, following a check-out inspection.

Prohibited Fees (For Clarity)

Under the Renting Homes (Fees etc.) (Wales) Act 2019, the following fees must not be charged to Contract-Holder(s):

- Inventory fees
 - Check-in/check-out fees (unless linked to damages)
 - Contract renewal fees
 - Fees for routine repairs or maintenance that are the landlord's responsibility under the Renting Homes (Wales) Act 2016
 - Fees for preparing or renewing an occupation contract
-

Please speak to us if you have any questions or concerns regarding fees, deposits, or your legal rights as a Contract-Holder.