



*2 Walters Road, Ogmore Vale
Mid Glamorgan, CF32 7DN*

*Email: ogmorevale@eliteproperty-uk.com
Phone: 01656 841271 Fax: 01656 842248
www.eliteproperty-uk.com*

Tenant Fees - Explanation of our Tenant Fees

We would like to provide clarity of the fees that may become payable during a tenancy you are looking to enter into. We believe you should understand these before you make any decision about a property or before you decide to view a property.

Acceptance of any offer will be subject to contract, referencing and Immigration checks. You will need to pay the Rent and Deposit that is due under a Tenancy Deposit, or where the landlord is offering the property with a deposit replacement guarantee product, and you wish to take up this option, you will need to provide proof that you have purchased such a product by providing us with a copy of the insurance certificate before a tenancy can start.

Referencing and Right to Rent Checks - You will be asked to complete an application before referencing can be undertaken, you should also provide an original photographic Identification (e.g. passport, National ID card, VISA, resident permit, driving licence) and Proof of Residence (e.g. original utility bill, council tax bill or bank statement all of which must be less than 3 months old) if you have any queries relating to this please speak to the branch you are dealing with.

You should be aware that the need for a guarantor may not become apparent until your referencing (including references for any joint tenants) has been completed. Where a guarantor is required, they will need to complete an application form and provide photographic identification and proof of residence.

Referencing will cover a check against the credit file and public records of the individual, an Anti-Money Laundering check, confirmation of employment and salary details, confirmation of previous tenancy details, right to rent checks, reporting the results of all those checks to your prospective landlord to see if your application is acceptable.

Tenant deposit

A deposit equivalent to one month's rent will be required to be paid at the start of the tenancy. This is subject to referencing.

The Renting Homes (Fees etc.) (Wales) Act 2019 permits certain fees/charges to be made where a tenant has defaulted on or breached their obligations under their Tenancy Agreement.

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Fee type	Explanation
Replacement Occupation Contract	The landlord/agent will charge a fee of £42.00 (incl VAT) for providing a further written statement
Default fee for late payment of rent	Chargeable from 14 days arrears calculated on the interest at 3% above Bank of England base rate on the late payment of rent for each day that the payment is outstanding.
Loss of key or other security device	Landlords and letting agents can charge a tenant a fee to cover the cost of replacing the lost key or security device (e.g. fob, electronic device for garage doors/ security gates)
Holding fee	A holding fee equivalent to one weeks rent or £150.00 (whichever is the least) is required with the application to reserve the property which will be deducted from the first month's rent.
Missed Appointments	Contractors will charge a missed appointment fee at their discretion.
Breach of Contract	To pay any reasonable amount incurred by the Landlord when the Landlord is reasonably entitled to do anything or seek compensation to remedy any breach of this Occupation Contract by you: within seven days of written demand, unless alternatively the Landlord decides to deduct the amount from the Deposit at the end of the occupation contract.
Misuse/negligence	To pay to the Landlord the cost of the repairs of any plumbing, heating system including LPG or oil tanks, rain water goods, mechanical and electrical appliances belonging to the landlord arising from misuse or negligence by you, your family, or any visitors. Including damage caused by smoking, vaping or the burning of candles or similar.
Utilises and Council Tax	To pay the Landlord all costs incurred in the re-connection of any service (including any arrears of payment) following disconnection of any service if caused by your failure or by anything you have or have not done.
Vehicle Spillages	To pay the Landlord all costs for the removal and cleaning of any spillage caused by a vehicle of yours, your family, or visitors to any car parking space, garage or driveway allocated to the dwelling.
End of contract	You will be liable for any storage charges incurred by the landlord for any items left at the property which prevent the property being re-let or sold, after giving you 14 days written notice