



TENANT FEES AND PERMITTED PAYMENTS

Effective from August 2026

Urban Bricks Properties Limited will not require a contract-holder to make any payment unless it is permitted by the Renting Homes (Fees etc.) (Wales) Act 2019 and any applicable regulations. The payments that may be relevant are set out below.

Payment	Amount / calculation
Rent	The amount, frequency and payment dates stated in the occupation contract.
Security deposit	The amount stated in the occupation contract. Where taken, it will be protected with the Deposit Protection Service (DPS).
Holding deposit	If required before the occupation contract is entered into, no more than one week's rent and dealt with in accordance with the law.
Late rent interest	Only where rent is more than 7 days overdue, at no more than 3% per annum above the Bank of England base rate, calculated on the overdue amount for the period it remains unpaid.
Lost keys or security devices	The reasonable and evidenced actual replacement cost, including a locksmith's actual invoiced cost where reasonably necessary. No mark-up, penalty or administration fee will be added.
Council tax	Payable by the contract-holder directly to the relevant authority. Any exemption or discount must be applied for by the contract-holder.
Utilities and communication services	As stated in the occupation contract. Where bills are included, any fair-usage allowance and excess-use calculation will be governed by the contract.
Additional written statement	Electronic copy free. A further paper copy requested by the contract-holder may be charged at £10 to cover reasonable printing, administration and postage. No charge applies to the original statement or any statement the landlord must provide without charge.
Damage, cleaning and loss	No fixed fee. The landlord may seek only reasonable and evidenced actual loss caused by breach, negligence or deliberate act, excluding fair wear and tear and subject to the deposit scheme dispute process.

Urban Bricks Properties Limited does not charge contract-holders:

- viewing fees, referencing fees or contract preparation fees;
- renewal fees, check-in fees or check-out fees;
- routine inspection fees or fixed cleaning fees;
- contractual fines or unspecified administration charges.

Client Money Protection: Propertymark Client Money Protection Scheme - C0141475

Independent Redress: Property Redress Scheme - PRS050580

Urban Bricks Properties Limited

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