



Schedule of Tenant (Contract-Holder) Fees

Uniek Residential Limited does not charge prospective or existing tenants (contract-holders) any fee to apply for, or take up, a tenancy, other than those listed below. Where a fee is not a fixed amount, this is because it reflects the actual, reasonable and evidenced cost incurred, as permitted under the Renting Homes (Fees etc.) (Wales) Act 2019. Costs shown as fixed amounts are inclusive of VAT (20%) where VAT is applicable.

Fee	Amount / Basis
Holding Deposit	£50.00 per person (3+ bedroom properties) or £100.00 per person (1 & 2 bedroom properties) — never more than 1 week's rent per person. Credited against your security deposit on move-in, or refunded in line with the Renting Homes (Fees etc.) (Wales) Act 2019.
Security Deposit	As set out in your tenancy offer / occupation contract. Protected with MyDeposits within 30 days of receipt.
Further Written Statement	A reasonable fee may apply if you request an additional copy of your written statement of the occupation contract after the first copy has been provided free of charge.
Replacement Keys / Fobs / Security Devices	£30.00 (inc. VAT where applicable) per replacement, or the actual cost if higher (evidenced by invoice), where a key is lost or an additional key is requested.
Lock / Key / Fob Replacement (loss, theft, damage or misuse)	Reasonable, evidenced cost of replacement, charged at cost.
Out-of-Hours Lock-Out Assistance	Reasonable, evidenced cost of providing access outside normal business hours (6pm–9am weekdays; all day Saturday, Sunday and bank holidays), charged at cost and capped to the amount permitted by law.
Removal, Storage & Disposal of Goods Left Behind	Reasonable, evidenced cost, charged at cost.

Change of Sharer / Replacement Occupier	Reasonable, evidenced referencing and administration costs permitted by law, where a replacement occupier is proposed and accepted.
Failure to Register with Utility Providers	Any charges, costs, losses or liabilities arising from a failure to register your occupation with the relevant utility providers within 7 days of your occupation date, charged at cost.
Holding Over After Termination	Reasonable losses, costs or expenses arising from remaining in occupation after the agreed termination date/time, to the extent permitted by law.
Guarantor Default	Where a Guarantor is party to your contract, they are liable for rent and other sums lawfully due, and reasonable loss, in the event of your default.

Business Safeguards

Uniek Residential Limited holds the following business safeguards:

- Client Money Protection: SAFEagent – Membership/Policy No: A7036
- Redress Scheme: The Property Redress Scheme – Membership No: PRS019116
- Professional Indemnity Insurance: AXA Insurance – Policy No: AC SPI 4341539