

**As well as paying the rent, the fees shown below will be charged to tenants entering into a Non-Housing Act Tenancy / Company Let via Beresfords.**

### **Before the tenancy starts:**

**Administration Fee** – £480incVAT

**Rent** – Equivalent to a minimum of 1 months' rent

**Deposit** – Equivalent to 6 weeks' rent

**Schedule of Conditions (Inventory)** –

1 Bed - £120incVAT

2 Bed - £150incVAT

3 Bed - £180incVAT

4 Bed - £270incVAT

5 Bed - £330incVAT

Country House with acreage – By negotiation

**Check Out Inspection** – £60incVAT (only applicable to Fully Managed tenancies)

**Pet Charge** – £60incVAT

### **During a tenancy:**

**Abortive Property Visit** – £60incVAT

**Changes to the Tenancy** – £120incVAT

**Surrender of Tenancy** – the related charges incurred by the landlord to remarket the property, source suitable tenants and progress an application through to a successful 'move in'.

**Renewal of Tenancy** – £216incVAT

**Stamping of Agreement** (only if applicable) – £60incVAT

**Dishonored Payments** – £36incVAT

**Late Payments of Rent** – £36incVAT per written reminder.

**Standing Order** – £36incVAT

**Possession Costs** – Any legal fees associated with obtaining vacant possession of the rental property

### **During a tenancy tenants will also be responsible for meeting the following costs:**

**General utilities** - gas, electricity, council tax and water including sewage etc.

**Telephone and Internet** – Relevant costs linked to the installation and relevant services

**Television** – Relevant costs linked to the installation, licensing and relevant satellite or cable services.

### **Tenant Protection**

Beresfords are affiliated with Propertymark (formally known as ARLA) and Safe Agent, both of which are client money protection schemes. Beresfords are also a member of The Property Ombudsman which is a redress scheme. More information is available on our company website [www.beresfords.co.uk/about-us/professional-bodies/](http://www.beresfords.co.uk/about-us/professional-bodies/)