

As well as paying the rent, the following 'permitted payments' shown below will be charged to tenants entering into an Assured Shorthold Tenancy Agreement (AST) via Beresfords.

Before the tenancy starts:

Holding Deposit – Equivalent to a maximum of 1 weeks rent.

This Holding Deposit will be paid to Beresfords by the tenants upon successful negotiations being concluded with the landlord. Once the deposit has been received, Beresfords will suspend marketing of the rental property concerned to any other prospective tenants for a period of 15 calendar days. Upon successful completion the holding deposit paid can then be offset against the first month's rental payment.

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

This will need to be paid just prior to commencement of a tenancy. Where a holding deposit has been retained this can be offset against the first month's rental payment.

Dilapidation Deposit – Equivalent to a maximum of 5 weeks rent.

This deposit is held to protect the landlord against any damage incurred during a tenancy by the tenants, which is deemed to be beyond fair wear and tear.

During a tenancy:

Rent – regular payments of rent as specified within the tenancy agreement

Rent arrears – Should tenants fail to pay their rent on time they will incur a late payment fee of 3% above the Bank of England base rate of the agreed monthly rent.

Lost keys and/or security devices – Should tenants lose keys or other devices which access secure areas or damage locks they will be responsible for meeting all associated costs of the relevant contractor concerned. Tenants will also be responsible for covering the costs of replacement devices where applicable and in extreme circumstances Beresfords may apply an administration charge equivalent to no more than £15 per hour to cover their time in dealing with an emergency situation.

Changes to the tenancy – Should tenants wish to make specific changes to the terms of their Tenancy Agreement after the tenancy has commenced then any such request will need to be received in writing whereupon Beresfords will discuss this with the landlord concerned. Subject to the amendments being approved Beresfords will then make the relevant changes, issue new paperwork for signature and apply a charge of £50incVAT per amendment. Tenants will need to pay these charges once the landlord has formally agreed to the changes requested but prior to Beresfords completing all relevant paperwork.

Surrender of a tenancy – Should tenants request to end their fixed term early, Beresfords will need to receive such a request in writing whereupon they will discuss this with the landlord concerned. Should the landlord agree to an early release tenants must continue to pay their rent and related utilities until such time as alternative tenants move in to the property. Tenants will also be required to pay the reasonable costs incurred by the landlord to remarket the property, source suitable tenants and progress an application through to a successful 'move in'.

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/