

## Tenant Fees

Payable before you move in	
Administration Fee <i>For processing the application, setting up the tenancy, contract negotiation, arranging the tenancy agreement and deposit registration.</i>	£120 per tenancy
Reference Fee <i>Includes referencing via a third party to confirm your identity, salary, credit information and previous rental history and completing the Right to Rent check.</i>	£90 per person
Guarantor Fee <i>As per above</i>	£90 per guarantor (if required)
Company Let Fee	£350 per tenancy
Payable during the Tenancy *	
Tenancy Extension Fee <i>For negotiating the new contract, amending terms and creating your new tenancy agreement</i>	£50
Change/Addition of Sharer/Joint Tenant <i>This includes referencing of new sharer and negotiation of terms and creation of new tenancy</i>	£175
Payable at the end of the tenancy *	
Check Out Fee <i>Attending the property to carry out a Final Inspection and checking the schedule of condition based on your inventory and agreeing and administering the deposit return.</i>	£75

All Prices and Inclusive of VAT



Riverdale Estates are members of The Property Ombudsman

Riverdale Estates are not part of a Client Money Protection Insurance Scheme.

\* These fees may only be payable if Riverdale Estates is Managing Agent throughout your tenancy

## Landlord Fees

Full Property Management	10% + vat (12% incl VAT) of monthly rent payable
Landlords Set up Fee	£350 for the first let
	£275 for subsequent re-lets to new tenant
Inventory Fee	Included
Tenancy Extension Fee	£90
Annual Summary Statement of Income and Expenditure	£6
Tenant Find Only	Fee equivalent to one month's rent inclusive of VAT
Inventory	Included
Deposit Protection Legislation	£30
Check out (if required)	£90

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