## **Tenant Fees**

Holding Deposit  This is to reserve a property. This will be used as part of your security deposit once your tenancy commences.  Security Deposit  This covers damages or defaults on the part of the tenant during the tenancy.  Payable during the Tenancy*  Unpaid Rent  Please note this will not be levied until the rent is more than 14 days in arrears  Lost keys / Security Devices  Actual cost of replacements and locksmith and new locks if required  Variation of Contract  (Tenant's Request)  Change of Sharer  To cover the costs associated with taking landlord's instruction, new tenant referencing and Right to Rent checks, deposit	Payable before you move in	
This is to reserve a property. This will be used as part of your security deposit once your tenancy commences.  Security Deposit This covers damages or defaults on the part of the tenant during the tenancy.  Payable during the Tenancy*  Unpaid Rent Please note this will not be levied until the rent is more than 14 days in arrears  Lost keys / Security Devices  Actual cost of replacements and locksmith and new locks if required  Variation of Contract (Tenant's Request)  Change of Sharer To cover the costs associated with taking landlord's instruction, new tenant referencing and Right to Rent checks, deposit		Equivalent to one week's rent
Security Deposit This covers damages or defaults on the part of the tenant during the tenancy.  Payable during the Tenancy* Unpaid Rent Please note this will not be levied until the rent is more than 14 days in arrears Lost keys / Security Devices  Variation of Contract (Tenant's Request) Change of Sharer To cover the costs associated with taking landlord's instruction, new tenant referencing and Right to Rent checks, deposit  Up to a maximum of five weeks' rent  Weeks' rent 3% above the Bank of England base rate from due rate until paid Actual cost of replacements and locksmith and new locks if required  F50  F50		'
Security Deposit This covers damages or defaults on the part of the tenant during the tenancy.  Payable during the Tenancy*  Unpaid Rent Please note this will not be levied until the rent is more than 14 days in arrears  Lost keys / Security Devices  Actual cost of replacements and locksmith and new locks if required  Variation of Contract (Tenant's Request)  Change of Sharer To cover the costs associated with taking landlord's instruction, new tenant referencing and Right to Rent checks, deposit	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
during the tenancy.Payable during the Tenancy*3% above the Bank of EnglandUnpaid Rent Please note this will not be levied until the rent is more than 14 days in arrears3% above the Bank of England base rate from due rate until paidLost keys / Security DevicesActual cost of replacements and locksmith and new locks if requiredVariation of Contract (Tenant's Request)£50Change of Sharer To cover the costs associated with taking landlord's instruction, new tenant referencing and Right to Rent checks, deposit£50		Up to a maximum of five
Payable during the Tenancy*  Unpaid Rent Please note this will not be levied until the rent is more than 14 days in arrears  Lost keys / Security Devices  Actual cost of replacements and locksmith and new locks if required  Variation of Contract (Tenant's Request)  Change of Sharer To cover the costs associated with taking landlord's instruction, new tenant referencing and Right to Rent checks, deposit  3% above the Bank of England base rate from due rate until paid  base rate from due rate until paid	·	weeks' rent
Unpaid Rent Please note this will not be levied until the rent is more than 14 days in arrears Lost keys / Security Devices Actual cost of replacements and locksmith and new locks if required  Variation of Contract (Tenant's Request) Change of Sharer To cover the costs associated with taking landlord's instruction, new tenant referencing and Right to Rent checks, deposit  3% above the Bank of England base rate from due rate until paid  Actual cost of replacements and locksmith and new locks if required  £50  £50	during the tenancy.	
Please note this will not be levied until the rent is more than 14 days in arrears  Lost keys / Security Devices  Actual cost of replacements and locksmith and new locks if required  Variation of Contract (Tenant's Request)  Change of Sharer To cover the costs associated with taking landlord's instruction, new tenant referencing and Right to Rent checks, deposit	Payable during the Tenancy*	
days in arrearspaidLost keys / Security DevicesActual cost of replacements and locksmith and new locks if requiredVariation of Contract (Tenant's Request)£50Change of Sharer To cover the costs associated with taking landlord's instruction, new tenant referencing and Right to Rent checks, deposit£50	Unpaid Rent	3% above the Bank of England
Lost keys / Security Devices  Actual cost of replacements and locksmith and new locks if required  Variation of Contract (Tenant's Request)  Change of Sharer To cover the costs associated with taking landlord's instruction, new tenant referencing and Right to Rent checks, deposit  Actual cost of replacements and locksmith and new locks if required  £50  £50	Please note this will not be levied until the rent is more than 14	base rate from due rate until
and locksmith and new locks if required  Variation of Contract (Tenant's Request)  Change of Sharer To cover the costs associated with taking landlord's instruction, new tenant referencing and Right to Rent checks, deposit	days in arrears	paid
Variation of Contract (Tenant's Request)  Change of Sharer To cover the costs associated with taking landlord's instruction, new tenant referencing and Right to Rent checks, deposit	Lost keys / Security Devices	Actual cost of replacements
Variation of Contract (Tenant's Request)  Change of Sharer To cover the costs associated with taking landlord's instruction, new tenant referencing and Right to Rent checks, deposit		and locksmith and new locks if
(Tenant's Request)  Change of Sharer  To cover the costs associated with taking landlord's instruction, new tenant referencing and Right to Rent checks, deposit		required
Change of Sharer  To cover the costs associated with taking landlord's instruction, new tenant referencing and Right to Rent checks, deposit	Variation of Contract	£50
To cover the costs associated with taking landlord's instruction, new tenant referencing and Right to Rent checks, deposit	(Tenant's Request)	
new tenant referencing and Right to Rent checks, deposit	Change of Sharer	£50
	To cover the costs associated with taking landlord's instruction,	
registration as well as the preparation and execution of new	new tenant referencing and Right to Rent checks, deposit	
region attended the proparation and encountries of their	registration as well as the preparation and execution of new	
legal documents	legal documents	
Payable at the end of the tenancy*	Payable at the end of the tenancy*	
Early Termination (Tenant's Request)  Please refer to our website	Early Termination (Tenant's Request)	Please refer to our website
Should the tenant wish to leave their contract early, they shall www.riverdaleestates.co.uk for	Should the tenant wish to leave their contract early, they shall	www.riverdaleestates.co.uk for
be liable for the landlord's costs in re-letting the property as details of landlord fees	be liable for the landlord's costs in re-letting the property as	details of landlord fees
well as all rent due under the tenancy until the start date of the	well as all rent due under the tenancy until the start date of the	
replacement tenancy. These costs will be no more than the	replacement tenancy. These costs will be no more than the	
maximum amount of rent outstanding on the tenancy.	maximum amount of rent outstanding on the tenancy.	

All Prices are Inclusive of VAT





Riverdale Estates are members of The Property Ombudsman - Membership No. D00804

Riverdale Estates have Client Money Protection Insurance through CM Protect Ltd – Policy No CMP004211

\*These fees may only be payable if Riverdale Estates are Managing Agents throughout your tenancy



## **Landlord Fees**

Landlords Set up Fee	monthly rent payable £375 for the first let
·	£330 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)	£150

All Prices and Inclusive of VAT





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