

Tenant Fees

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

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

Full Property Management	10% + vat (12% incl VAT) of monthly rent payable
Landlords Set up Fee	£450 for the first let
	£395 for subsequent re-lets to new tenant
Inventory	Included
Arranging and Serving Section 13 Rent Increase Notice	£125
Annual Summary Statement of Income and Expenditure	£10
Tenant Find Only	Fee equivalent to one month's rent inclusive of VAT
Inventory	Included
Deposit Protection Legislation	£50
Check out (if required)	£250
Arranging and Serving Section 13 Rent Increase Notice	£250
Serving Section 8 or Section 21 Notice	£175

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