

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 <i>(Tenant's Request)</i>	£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

All Prices are Inclusive of VAT

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

*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 Notice	£250

All Prices and Inclusive of VAT



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