

	Fully Managed Service	Tenant Find & Rent Collection	Tenant Find Only
New Tenancy Setup Fee <ul style="list-style-type: none"> Property marketing advice & strategy Property web marketing, advertising boards, email marketing Accompanied viewings for prospective Tenants 50% contribution towards AST Agreement Landlord utility management 	FREE	£250	£500
Monthly Full Management Service Fee <ul style="list-style-type: none"> Quarterly property inspections Client accounting & arrears management Tenancy rent reviews & renewal negotiation Routine repairs and maintenance management Arranging annual gas safety certification** 	7%	-	-
Rent <ul style="list-style-type: none"> Collection only Client accounting & arrears management 	-	5%	-
Full Inventory & Schedule of Condition* <ul style="list-style-type: none"> Landlord's 50% contribution 	£75	£75	£75
Tenant Deposit Protection Administration Fee <ul style="list-style-type: none"> Deposit Protection Scheme 	£15	£15	£15
Tenancy Renewal Fee - memorandum of extension	FREE	£35 on request	-
Tenancy Renewal Fee - New AST Requested	£75	£75 on request	-
Energy Performance Certificate	£90	£90	£90
Legionnaires Risk Assessment (annual review)	£90	£90	£90
Quarterly Property Inspections	FREE	£35 on request	£35 on request
Rent Guarantee 6 months Cover <ul style="list-style-type: none"> Subject to satisfactory Tenant references being received 	£85	£85	£85
Rent Guarantee 12 months Cover <ul style="list-style-type: none"> Subject to satisfactory Tenant references being received 	£135	£135	£135
Check in/Check out Fee	FREE	£35	£75
Serving Notice seeking possession <small>(on Landlord request)</small>	FREE	£35	£75
Attending Court for possession hearings***	£200	£200	£200

* Should the Landlord opt out of the Inventory and schedule of condition report then the Agent would not protect the Tenant deposit in the TDS or DPS. The Landlord would have to make arrangements to protect the Tenant deposit and to deal directly with any dispute at the end of the tenancy term.

** This covers safety check arrangement and document management, it does not include the cost of the initial check or any subsequent remedial work required.

*** This covers the cost of Embassy Lettings and Management Ltd representation at court hearings, but does not cover the cost of Solicitors attendance or court fees.