

	Fully managed service	Tenant find and rent collection	Tenant find only
<b>New Tenancy Setup Fee</b> <ul style="list-style-type: none"> <li>Property marketing advice &amp; strategy</li> <li>Property web marketing, advertising boards, email marketing</li> <li>Accompanied viewings for prospective Tenants</li> <li>Full Referencing of Potential Tenants</li> <li>Drawing up Tenancy Agreement</li> <li>Utility management</li> </ul>	FREE	£250	£750
<b>Monthly Full Management Service Fee</b> <ul style="list-style-type: none"> <li>Rent Collection</li> <li>Quarterly property inspections</li> <li>Client accounting &amp; arrears management</li> <li>Tenancy rent reviews &amp; renewal negotiation</li> <li>Routine repairs and maintenance management</li> <li>Arranging annual gas safety certification**</li> </ul>	9%	-	-
<b>Rent</b> <ul style="list-style-type: none"> <li>Rent Collection</li> <li>Client accounting &amp; arrears management</li> </ul>	-	6%	-
<b>Full Inventory &amp; Schedule of Condition*</b> <ul style="list-style-type: none"> <li>Including Legionnaires Risk Assessment</li> </ul>	£150	£150	£150
<b>Tenant Deposit Protection Administration Fee</b> <ul style="list-style-type: none"> <li>Deposit Protection Scheme</li> </ul>	FREE	£15	£15
<b>Tenancy Renewal Fee - New AST Requested</b>	FREE	£80	-
<b>Energy Performance Certificate (including Floorplan)</b>	£90	£90	£90
<b>Quarterly Property Inspections</b>	FREE	£40	£40
<b>Rent Guarantee Cover</b> <ul style="list-style-type: none"> <li>Subject to satisfactory Tenant references being received</li> </ul>	POA	POA	POA
<b>Check in/Check out Fee</b>	FREE	£40	£80
<b>Serving Notice seeking possession</b>	FREE	£40	£80
<b>Attending Court for possession hearings***</b>	£250	£250	£250

All fees will be subject to VAT at the applicable rate

\* 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.