



Suite 103, Artavia House, 9 Queen St, Barnstaple, Devon, EX32 8HW

01271 377237 – enquiries@collyers.biz – www.collyers.biz

Company Number: 3004419 Vat Number: 640865572

Lettings Price List

(All prices include VAT at the current rate of 20%)

Full Management Service:

Monthly Management Fee:

12% of rent due

Tenancy Set-Up Fee:

50% of first month's rent

(Covers all advertising and marketing, viewings, referencing for up to two tenants, drafting the tenancy agreement, registering the deposit, and issuing Prescribed Information.)

Additional Services Included:

- Minor maintenance and safety compliance
- Periodic property inspections
- Rent reviews and serving relevant notices
- Issuing legal notices (e.g., Notice to Quit)
- Full sales progression and compliance support

Inventory & Schedule of Condition:

- 1 Bed: £75
- 2 Bed: £100
- 3 Bed: £125
- 4 Bed: £150

Check-Out Inspection (End of Tenancy):

£90 *(waived if the property is re-let through Collyers)*

Dealing with Deposit Disputes:

£120 per dispute

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Letting & Rent Collection Service

Monthly Commission:

7% of rent due

Tenancy Set-Up Fee:

60% of first month's rent

(Covers all advertising and marketing, viewings, referencing for up to two tenants, drafting the tenancy agreement, registering the deposit, and issuing Prescribed Information.)

Services Included:

- Rent collection
- Rent reviews and serving relevant notices

Services Available at Additional Cost:

- Property inspections: £60 per visit
- Issuing Notice of Seeking Possession: from £90
- Minor maintenance and safety compliance not included

Inventory & Schedule of Condition:

- 1 Bed: £75
- 2 Bed: £100
- 3 Bed: £125
- 4 Bed: £150

Check-Out Inspection:

£90

Dealing with Deposit Disputes:

£120 per dispute

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Tenant Find Service (Let Only)

Tenancy Set-Up Fee:

80% of one month's rent

(Covers all advertising and marketing, viewings, referencing for up to two tenants, drafting the tenancy agreement, registering the deposit, and issuing Prescribed Information.)

Additional Services Available:

- Property inspections: £60 per visit
- Issuing Notice of Seeking Possession: from £90
- Rent review and serving notices: £48
- Minor maintenance and safety compliance not included

Inventory & Schedule of Condition:

- 1 Bed: £75
- 2 Bed: £100
- 3 Bed: £125
- 4 Bed: £150

Check-Out Inspection:

£90

Dealing with Deposit Disputes:

£120 per dispute

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Additional Agency Fees

- Energy Performance Certificate (EPC): £100
 - Redirection of mail overseas: Cost of postage
 - Key cutting: £5 per key plus cutting costs
 - Printed copy of tenancy agreement: £12
 - Copies of monthly statements posted: Cost of postage
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Rent Guarantee Insurance

Protect your rental income and legal costs with our full **Rent and Legal Protection Insurance**.
Please contact us for a tailored quote and more information.

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