

Landlord Fee Structure

(As of October 2026)



Service	Description	LET ONLY	PREMIUM MANAGED	STANDARD MANAGED	FLEX MANAGED
Commission %	(Fee are subject to Vat)	NA	11%	10%	7%
1. Tenant Find & Marketing Fee	Includes: - Marketing - To-Let Board (if permitted) - Photos & Floor Plan - Accompanied Viewings - Tenant referencing & administration - Right to rent checks - Checks on legal certificates (EPC, GSC, EICR) - Assured shorthold tenancy agreement (AST) - Registration of Deposit with DPS - Issue Prescribed Information - Property move-in folder - Smoke Alarm Checks - Meter Readings INVENTORY (Please note we will discount by £125 should you wish to remove this part of the service)	£600	£500	£500	£500
2. Centurion Rent Guarantee	Up to: 24 Months of Rent Payments £50'000 of legal costs 10 Weeks of repairs if required.	NA	YES	NO	YES

3. Interim Inspections	- Full Report on the property with accompanying photos. - Extra charges may apply outside Lincoln and nearby villages.	£100	Incl.	Incl.	1x per year
4. Check-out	Documented 'Inventory and Condition Report'.	£125	Incl.	Incl.	Incl.
5. Rent Collection	- Landlord Sanction Checks - Collection from Tenant - Money Transfer to Landlord - Landlord Statements	NA	Incl.	Incl.	Incl.
6. Yearly Rent Statements	Yearly statement of rental accounts	£35	£35	£35	£35
7. Ongoing Tenant Management	General management and support throughout the tenancy.	NA	Incl.	Incl.	NA
8. Maintenance Management	Includes sourcing quotes and managing repairs.	NA	Incl.	Incl.	NA
9. EPC	Energy performance certificate – starting cost.	£85	£85	£85	£85
10. EICR / GSC	Monitor and arrange legal certificate renewals	NA	Incl.	Incl.	Incl.
11. Tradesman's Invoices	Settle Invoices for works completed	NA	Incl.	Incl.	NA
12. Rent / Tenancy Renewal	Includes negotiating terms, preparing renewal documents and updating the tenancy agreement (Not Including updated reference checks).	£100	Incl.	Incl.	£75.00