



A GUIDE TO SHORT LETS

Knight Frank



WELCOME FROM YOUR LOCAL RESIDENTIAL EXPERTS

If you are looking to let your property in London and the Home Counties for a short period of time – speak to your local team at Knight Frank. We can guide you through the process of letting your property on a short term basis from a minimum of one month.

We can manage your property every step of the way from the viewing, throughout the tenancy and until the tenants hand back the keys. Through a single point of contact, your local team will put at your disposal the skills and knowledge of an entire agency network.

Our experience and expertise will ensure that we find the very best tenants for your property.

We work closely with our dedicated Residential Corporate Services Team, whose business is to find homes for international corporate clients and high net worth individuals, who have a wide range of people – individuals as well as families - who need a place to live in London.

Please feel free to contact your local team on 020 7861 5244 or shortlets@knightfrank.com to discuss the options for a short let or to arrange a bespoke consultation.

Your property will be in safe hands. No one knows the London lettings market better than we do. It's been part of our property services portfolio for over a century.

WHAT IS A SHORT LET?

A short let, with Knight Frank, is a tenancy of anything from four weeks to six months (less one day), dependent on what a local authority/development will permit.

WHAT ARE THE BENEFITS OF A SHORT LET?

A short let can offer a 'home away from home' and it is possible to let any type of property from a studio to a large family house. A short let property should be fully furnished and inclusive of all utility bills including gas, water, electricity, water rates, television licence and council tax (with the exception of telephone, internet and satellite/cable television).





WHAT SERVICES DO I NEED TO PROVIDE FOR MY TENANTS?

All Knight Frank short let properties should be fully furnished, enabling tenants to arrive in London without having to organise linen or kitchen equipment. Knight Frank have designed a brief list to advise you the landlord of certain items which must be provided for tenants who wish to rent any property on a short let basis. The list is not comprehensive, however the property must be reasonably well furnished.

If the tenant requires telephone, internet or satellite/cable television, they will need to organise these services themselves as soon as possible before the tenancy begins. A short let does not usually include cleaning services. As the landlord you should provide two changes of bed linen, two changes of bath towels and a kitchen set. Additionally the tenants should have certain household utility items such as an iron and ironing board and a recreation items, such as a television.

As part of our comprehensive service we can also guide you through the preparation process and arrange the following:

- ◆ valid gas safety certificate
- ◆ up to date inventory
- ◆ professional cleaning

WHO WILL BE RESPONSIBLE FOR THE MAINTENANCE?

All Knight Frank short let properties are managed. Our Property Management team are extremely experienced at managing the expectations of both our tenants and landlords. We have a database of well qualified and responsible maintenance contractors and our operations are entirely based in the UK.

HOW ELSE CAN KNIGHT FRANK HELP ME?

London is one of the most exciting places to live and work and once your tenant leaves we can help you to find the next tenant to rent your property. From city pads and fashionable penthouses to modern mews houses and large family homes, our global network means that we can find the right tenant for your property.

With 209 offices in 47 countries Knight Frank has a global network that can bring buyers and tenants from around the world to your door. Our global residential search received over 600,000 hits per month and can be accessed on the move through our app for iPhone, which allows properties to be viewed anywhere at any time.



GUIDE TO ITEMS REQUIRED

We recommend that every property is equipped with the following basics.

1. Bedroom requirements (per person)

- 2 pillows
- 2 sets of pillow covers
- 2 sets of bed sheets
- 1 duvet
- 2 duvet covers

2. Bathroom requirements (per person)

- 2 sets of bath towels
- 2 sets of hand towels

3. Kitchen requirements

- Saucepan set
- Cooking utensils
- Plastic storage boxes
- Cutlery
- Plates
- Mugs
- Glasses
- Toaster
- Kettle
- Corkscrew
- Oven gloves
- Tea towels

4. Utility room requirements

- Iron
- Ironing board
- Vacuum cleaner
- Broom
- Mop and Bucket
- Dustpan and Brush

5. General requirements

- An active telephone line (so the tenant can choose to set up an account on the phone line if they wish)
- Television
- Lampshades on open bulbs
- A valid Gas Safety Certificate
- An up to date, clean inventory

Please note that the property must be professionally cleaned before each new short let.

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RECOMMENDED INVENTORY



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