



A GUIDE TO SHORT LETS

Knight Frank



WELCOME FROM THE RESIDENTIAL CORPORATE SERVICES TEAM

If you are seeking a rental property in London and the Home Counties for a short period of time – speak to my team at Knight Frank. We can guide you through the process of renting a home on a short term basis from a minimum of one month.

Offering you a single point of contact, Knight Frank's Residential Corporate Service team will put at your disposal the skills and knowledge of an entire agency network covering every desirable residential area in London and the Home Counties.

Our business is to find homes for international corporate clients and High Net Worth individuals. We work with a range of corporates from across the globe ensuring their London residential requirements are dealt with efficiently providing the best quality homes for their best people.

Please feel free to contact me or a member of my team to discuss the options for a short let or to arrange a bespoke consultation.



I look forward to hearing from you.

Jemma Scott



020 7861 5244 or shortlets@knightfrank.com

You 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 rent any type of property from a studio to a large family house. A short let property will be fully furnished and all properties are to let 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).



A photograph of a luxurious hallway. The walls are covered in gold patterned wallpaper. A white ornate chair with gold floral upholstery is positioned on the right. The floor is highly reflective, showing the chandeliers and the chair. The lighting is warm and golden.

WHAT SERVICES DO I NEED TO PROVIDE FOR MYSELF?

All Knight Frank short let properties are 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 landlords 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 you require telephone, internet or satellite/cable television, you will need to organise these services yourself as soon as possible before the tenancy begins. A short let does not usually include cleaning services. Your landlord should provide you with two changes of bed linen, two changes of bath towels and a kitchen set. Additionally you should have certain household utility items such as an iron and ironing board and recreation items, such as a television.

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 if your stay becomes extended we can help you to find the perfect address. From city pads and fashionable penthouses to modern mews houses and large family homes.

About Knight Frank

Our London and Home Counties offices are part of a global network. With 209 offices in 47 countries we can find you the perfect home wherever you are. And searching for property has just got easier. You can now access the global property search on the move through our app for iPhone, which allows you to view properties anywhere, anytime.



TENANT SHORT LET CHECKLIST

When renting a short let property you will be asked to provide the following:

- Tenancy Agreement – You will need to sign a Tenancy Agreement prior to taking the property.
- Identification – We will require proof of identification in advance.
- Deposit – We will require the deposit be paid fully in advance.
- Rental – We will require the rental be paid fully in advance.
- Administration charges – We will require the administration charges to be paid fully in advance.

As a short let tenant you will also be responsible for:

- Telephone line – This will not usually be provided. Please speak to one of the team about how to arrange this.
- Satellite / Cable – This will not usually be provided. Please speak to one of the team about how to arrange this.
- Internet – This will not usually be provided. Please speak to one of the team about how to arrange this.
- Cleaning – This will not usually be provided. Please note the landlord is responsible for ensuring the property is professionally cleaned before the tenancy commences.
- Insurance – Whilst the Landlord is responsible for insuring their own property please note that it is the tenants responsibility to insure their own belongings (usually ‘contents’ insurance) and to cover any damage.





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