

Renting your property on a short let basis

If you are considering letting your property for less than six months - whilst away on business, on an extended holiday or between longer term tenancies - then Jacksons specialist Short Let team can assist. We continually receive enquiries from companies, institutions and individuals around the world looking to relocate to London. Over the years our service has attracted companies who now deal with us exclusively when relocating employees to London, meaning we can put your property in front of an unrivalled database of top quality tenants.

What are the benefits to you as a Landlord?

- Premium level of rent, always paid in full and in advance
- High calibre of tenant, usually corporate
- Maximises occupancy and income in between tenancies or whilst you're away from your home
- A dedicated managing agent will be your sole point of contact, will handle the rental and look after the tenant throughout the whole stay

What length of tenancy is considered a short term rental?

The demand for short term rental agreements ranges from two weeks to six months.

What sort of tenant is likely to rent my property on a short term basis?

- Companies looking to house senior executives on short term assignments
- Tenants looking for a temporary home whilst they await a completion date when purchasing
- Homeowners needing somewhere to live whilst they refurbish their own property
- Insurance companies looking for alternative accommodation during repair work elsewhere
- TV and film companies during projects in London
- Sporting personalities whilst competing in London

What are the differences to a longer term rental?

For many corporate tenants, short lets are an attractive alternative to a hotel as they provide all the comforts of a home away from home. As such, properties are furnished to a high standard and will typically include linen, towels, cutlery, crockery and electrical items. All bills are included within the rent, apart from telephone and broadband.

Prior to the beginning of the tenancy we will carry out reference checks on the tenant, collect rent for the whole term in advance, as well as a security deposit. Some Local Authorities have restricted the number of days a property can be short let in a calendar year. Where this restriction is in place, our local experts will guide you through the process. As with any rental you may require permissions to rent your property. For example, if the property is leasehold or subject to a mortgage.

A fully managed service

We meet every tenant as they move in and will regularly inspect the property during the tenancy. Our property management team is based locally so will be within 15 minutes of your property. We also have a mobile maintenance team who are able to react quickly to any requests from you or your tenant.

Fees and service provided

Under our comprehensive Fully Managed Short Term Rental Service we include the following within our commission rate of 26% (31.2% including VAT):

	Short Term Fully Managed
Dedicated Property Manager as your sole point of contact	✓
Act as a liaison between you and your tenant	✓
Advertise property, carry out viewings	✓
Negotiate terms of tenancy and draw up contract	✓
Collate references	✓
Organise the GSC & EPC to be carried out pre-tenancy	✓
Arrange for any pre-tenancy work to be carried out	✓
Arrange the inventory, check-in and check-out	✓
Transfer utilities at the start and end of tenancy	✓
Protect tenant deposit with an approved scheme	✓
Collect rent	✓
Regular inspections	✓
Ensure you comply with changing legislation	✓
24 hour emergency service for your tenants	✓
Arrange any repairs and maintenance	✓
Instruct approved contractors on your behalf	✓
Access to specially negotiated contractor pricing	✓
Pay contractors on your behalf	✓
Negotiate tenancy renewals	✓
Negotiate deposit release	✓
Help to recover any rent arrears	✓