

TENANTS' GUIDE TO RENTING



How we can help

The standard of rental accommodation and services provided by landlords and agents can vary enormously. JLL is a licensed member of the Association of Residential Letting Agents (ARLA), which means we are bound by a strict code of conduct and professional standards. So, in simple terms, we'll find the right property for you and make sure that renting is straightforward and enjoyable. We will manage your search in an efficient and friendly manner and will be transparent throughout the process.

Making an Offer

When making an offer for your preferred property, the landlord will consider the terms in full before making a decision.

The offer terms you will need to provide are:

- Confirmation of proposed rental amount
- Proposed tenancy start date
- Length of tenancy and if a break clause is required
- Frequency of the rental payments
- Prospective tenants and their employment / student status
- Any special conditions of the offer

Checklist

Competition for rental homes can be fierce, so it's important to put yourself in the best possible position to act quickly. That means budgeting carefully, remembering utility bills, council tax and media charges are all in addition to the rent quoted.

Once we've helped you find your perfect home, the main things to consider are:

Costs:

- **Agency fees** - £240 per property for tenancy and paperwork preparation and £60 referencing for each tenant/guarantor (including VAT).
- **Deposit** - this usually equates to six weeks' rent.
- **Rent** - your initial payment of rent will need to be transferred in advance, prior to the agreed moving-in date.
- **Agreeing terms** - once you've settled on a property and agreed the tenancy terms, you may need to pay a reservation fee. We'll then prepare your tenancy paperwork and check your references.

References:

We'll need the details of your employer, bank and previous landlord (if you have one) and if you are studying, confirmation of your student status.

Personal ID:

You'll need to provide your passport plus proof of current address and visa if required.

Check in and receiving keys:

Once the paperwork is in place, your initial monies have cleared and all of your obligations have been met, we recommend that you attend the inventory check in, following which you'll be given the keys so you can move into your new home.

JLL's expertise

Worldwide reach

With 230 offices across 80 countries, JLL is one of the world's leading property groups. Our award-winning and leading lettings service has a wealth of experience in helping tenants find homes in traditional properties and new developments.

JLL offers an exclusive service for renting prime properties in Central London. With almost 150 years' experience in the area, no one knows Kensington, Chelsea and Knightsbridge better.

World-class service

To this depth of knowledge, we add real breadth of expertise. Our services span every aspect of the housing market, so our team can help you secure the best property for your budget and needs. Timing is everything in the rental market as it's so seasonal, but our advice will make sure you move at the right time.

We pride ourselves on our efficiency and responsiveness. Getting in contact is simple. Our branches are open six days a week. But even more importantly, our landlords have access to a 24/7 hotline that means repairs are addressed quickly by professional contractors.

Similarly, we make sure we're in regular contact with tenants – and any feedback they have is addressed and passed on to landlords.



If you have any questions, or want to register for property alerts, please contact +44 (0)20 3811 2126.

“ *JLL were extremely professional and their agents took into consideration my every need and helped me attain the right property at the right price. They have also been very proactive in managing the property ever since.*

I would strongly recommend their letting and other services especially to working professionals who may not always have the luxury of time to meet their housing requirements on their own.

Ms Naidoo

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“ *I dealt with JLL for my recent property search. The process was seamless, from viewing to leasing and finally moving in. The viewing agent went out of her way to help us with bespoke requests and a second viewing to ensure we made the right decision and that we were happy with the apartment. I would definitely look to work with them in the future.*

Ms Singh

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