# A Tenant Should Understand His Legal Rights and Duties

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Article published on March 11th 2012 | Business

In case of renting a property, firstly, it is important that you have to find out a property at an accurate place according to your needs and ensure the security of the property So it is very important to recognize the rules and regulations according to laws of Edinburgh.

Paying deposit

If any property is appealing you then you should pay the amount of rent with its advance to the property owner or landlord. This thing will take out the property from the market.

Administrative process

First of all you have to pay the holding deposit then you can go to the next step. If want to rent a property by the help of agent so you have to pay the administrative charges to the agent. And also you have to take the permission for research of suitable property. Besides this take the agent in trust that you are a responsible and proficient tenant.  For obtaining the property first of all you have to show a guarantor after that you have to provide your all references like bank details, credit check along with your employer and reference of your previous landlord as well. The new landlord must want to know about previous character so he would like to check all the documentation relating to your paid bills This will shows that you are a responsible tenant or not.  Additionally you have to present your guarantor, especially its mandatory for student. In case of nonpayment of rent he will be responsible to pay rent.

Tenancy deposit

Tenancy deposit is a kind of security for the landlord. This secures the rights of landlord in case of damage or loss. This security would be equivalent to one or two monthsâ€™ rent. After the agreement the landlord will return back money to tenant which he get in shape of security.

The tenancy agreement

The formation of agreement between landlord and tenant is called tenancy agreement. This agreement is basically the sketch of outlines which draws the rights and duties of tenant. These outlines are based on commencement date of tenancy, duration of tenancy, amount of rent and date of termination of the contract etc.

Preparing an inventory

While making an agreement a list would to be prepared by letting agent or landlord relating to all items which a property contains. It is very significant that you have to pay full attention at the time of preparation of list because your amount of deposit depends on it that you will get back it after the revocation of the agreement. You need to go with the landlord or letting agent to examine all items which include in this house. It is better to take a camera with you. Taking photos will further put you at a safe position.

Moving in your new home

If you want to move out form this area and want to go in another area. This will be a great tension to pack your bits and pieces. In this matter you can get a help form loading companies. They will bring

the boxes to pack your stuff. After that they will transferred these things and will furnish according to your consent.

Article Source:
http://www.articleside.com/business-articles/a-tenant-should-understand-his-legal-rights-and-duties.htm - Article Side

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Article Keywords:
edinburgh flats to rent, rent flat in edinburgh, flats edinburgh, edinburgh flats for rent, edinburgh property, property to rent edinburgh, property in edinburgh

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