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Considering Details of the Tenancy Agreement when Renting Edinburgh property by LauraCampbell

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When a landlord and a tenant reach an agreement with regards to a property, they put it in writing in order for it to be legally binding. This is called a tenancy agreement. There are different kinds of tenancies. Mostly they are in the form of an Assured Shorthold Tenancy, which is for a minimum of six months. This minimum period can sometimes be longer, it totally depends on the arrangement between both the parties.

A tenancy agreement between the two parties can be either oral or written. A written agreement, however, is always better as an oral one can lead to misunderstandings. The tenancy agreement will outline it nature along with the rights, responsibilities and duties of landlord and tenant. Hence it is always better to put it in writing.

Details of the tenancy agreement

Across the UK, tenantâ€™s rights to written assured shorthold tenancy differ. In Scotland, Edinburgh however, the landlord has to provide the tenant with a written tenancy agreement. This agreement includes, name of the landlord and the tenant, address of the property, duration of the tenancy, the notice period, amount of the deposit and details of what it covers and when the tenant will be able to get it back. The agreement will also outline the rent, method of payment, when it will be due, any advance and if utilities and the council tax will be included in it. This agreement will also give details of the type of tenancy. In case it is an open ended tenancy, the agreement will include all details of when and how the rent will be increased. Moreover, the tenancy agreement will also include the obligations, rights and responsibilities of the landlord and the tenant. This will include all important factors with regard to the maintenance and repair of the property, where the landlordâ€™s responsibility to maintain

the property will end and the tenantâ€™s will begin. The tenancy agreement will also have a clause which will either permit animals or lay down a restriction on it. If animals are allowed, then the agreement will explain the house rules with regard to them. This will mostly include, care of the furniture during the tenants stay and making sure that everything will be in the same condition when they leave. Lastly, the agreement will include an inventory of all furniture and goods which are coming with the property and will outline the way in which expenses for damage to any of these items will be covered.

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