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It can be stressful for you to find out a perfect property because it is a time consuming job. You have to meet with landlords and letting agents. They can help you to choose the property. Viewing a property is a very important task. It is very important for you to be extra careful and consider every nook and corner of the property. Your concern can be very helpful to find out the property according to your needs. If you find out an accommodation for you after lengthy procedure and approved of a property then the next step is to make it secure for you.

Holding fees or deposit:

If you have exposed your interest in renting a particular property then landlord or the property agent will ask you for a holding fee or a deposit. At this point it is not to be worried that you are being ripped off, as this is a completely normal procedure. The main purpose of this procedure is to prevent the property from being shown to others for a particular time period. The landlord or the agent will specify this time period. The amount of this deposit can be different according to the circumstances whether you are renting the property individually or with a group. Usually it is equivalent to a month or six weeksâ€™ worth of rent. If you paid this amount then you should ask for the receipt. This will be a written proof, which will restrain the landlord/agent from showing the property to others.

Recently the new laws have been enacted for the protection of the renters and their deposit. According to the laws all deposits should be paid into a Tenancy Deposit Scheme. It is one of the important responsibilities of the landlords to make sure that they have provided the tenant with the contact details of this scheme within 14 days of payment.

Guarantor:

A landlord or letting agent can ask from you to provide the details of guarantor at the very start of the agreement. This is an important requirement as it allows the landlord to take the money from this particular person if the tenant does not pay in any month. It is very important that the guarantor should be a responsible person. A parent or guardian can be a guarantor in case of student.

By following this procedure you can enter into a tenancy agreement. This agreement will carry all the terms and conditions, duties and responsibilities of both landlord and the tenant. Before entering into a contract it is very important to read out the document carefully.

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