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There are a number of scenarios with regards to property to rent in Edinburgh, where in the beginning the tenants are happy and think that they have a perfect living arrangement at the start of a tenancy. However, this situation ceases to be the case at some point before the end of the tenancy period. There might be several reasons for it, e.g. getting a new job in a new area, or someone planning to oust one of the housemates. Rarely are there situations where the landlord or agent does not allow tenants to replace someone who wants to leave or who has left. On the other hand if you have been complete nightmare for the landlord of the Edinburgh property , he or she might be forced to take an extreme step and this is likely to antagonize the situation between you two.

Replacing tenant in the Edinburgh property through a letting agent

If one or more of the existing tenantâ€™s wants to replace a tenant or tenants, there is normally a formal procedure which has been set with fixed costs. This procedure must be fully complied with as the letting agents are quite strict about this and all costs must be paid before any particular tenant will be allowed to move in.

These procedures have been set to ensure that the new replacing tenant is suitable from the landlord or agent's point of view. This new tenant in search of property to rent in Edinburgh has to go through the same procedure of checks that you went through.

It is also important to mention that in some tenancy agreements there are procedures outlined that deal with the replacement of a tenant. If there is no such thing then the agent will need to get agreement in principle of the landlord which will allow one contract to be broken and a new one set up.

Whatever the case, bringing in a new tenant means that a new tenancy agreement will have to be signed by all. The existing tenants will be required to sign a surrender of the original agreement to acknowledge the fact that it is no longer in place. They will then have to sign a new agreement for the remaining duration of the original term. The term can be extended beyond the end date of the original agreement, at this time (if everyone agrees).

The new tenant will have to fill out a tenancy application form, undergo a reference and credit check depending on the letting agentâ€™s individual practices or policies.

Lettings agents will also charge a replacement tenantâ€™s fee, which can be over Â£200. If you refuse to pay the fee, the tenant is refused and you all become liable for the full rent on the property.

The landlord will sign the new agreement once all the tenants have signed both the agreements, i.e.the new tenancy agreement and the surrender of the original tenancy agreement. The new tenant is then free to move in.

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