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Keeping a Pet in a Rental Property in Edinburgh, Tips for Tenants with Pets by
[Adrian_Morrison](#)

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House hunting can be a little rough for people with pets. Most landowners specifically highlight that tenants with pets are not welcome. Mainly because they fear that it might cause damage to their furniture, leave flea infestations. Another reason why landlords won't allow pets is that, most landlords are themselves leaseholders and are bound by the terms of the lease.

In order to find a property which welcomes no legged, four legged, eight legged, finned or winged friend there are certain factors which you must look into.

Many letting agencies when entering into a contract with landlords, insert in a clause, according to which they will not withhold consent for a pet unless it is unreasonable. You must always be upfront and honest with the landlord; he might even appreciate this and welcome your pet.

Pet rates

Mostly the landowners increase the deposit from six weeks to ten weeks for pet owners. This is done to recover the maintenance and repair costs after the tenancy expires. Moreover there is a pet's clause in such a contract which cover every possible damage a pet might cause, like scratched floors, damaged curtains etc. Even with all these safeguards provided for the landlord, there still aren't many suitable properties which are let to tenants with pets.

Ground floors

For people with dogs, renting can turn out to be a dog's life. Cats however are easier to rent to than dogs. People with cats prefer to get a flat on the ground floor so that it is easy for the cat to move in and out. Finding such a property is not an easy task. Importantly, having other pets like reptiles, fish etc, is not much of a problem as they are kept confined in glass cabinets and jars. Thus pets which don't scratch the furniture and floors and are not hairy are usually fine with landlords.

Offering extra money

At the same time there are many investment landlords who are not emotionally attached to their property like occupier owners. These might allow pets. Moreover, offering to pay extra will also help you to find a home for you and your pet.

Tips for tenants with pets

You should spend time to look around for properties. If you find a suitable place that is willing to accept your pet, then you should get it fast. Also make sure that your pets are house and obedience trained so as not to give the landlord a hard time. Also add in a clause that you will put the things back the way they were when you came and will remove all traces of your pet. This will put your landlord at ease.

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[Adrian_Morrison](#) - About Author:

Adrian Morrison is a marketing officer for Greenlet, property lettings website in Edinburgh. If you want more information on a [rent in edinburgh](#), please visit a [let in edinburgh](#).

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