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Rent a Property Through a Letting Agent or from a Private Landlord in Edinburgh

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Article published on March 16th 2012 | Business

When you want to rent a property at that time you have two options. It means that whether you want to rent a property directly from landlord or from the letting agent. There are some advantages and disadvantages in both cases.

Renting from a private landlord

On the other hand you can rent out property from the landlord privately. In this way you have to read out the daily newspaper, college boards, internet and shops as well. Dealing directly with the landlords cuts the middleman, i.e. the agent and can speed up requests of all kinds, e.g. requests for repair. Furthermore you can show the credit history and present the reference for the minimal fee or no fee at all as oppose to the letting agents. Private dealing has a benefit that it can create a good relationship between landlord and tenant besides this the chances of dispute will be decrease.

One of the major disadvantages of this process is that there is very little legal redress in case any dispute arises between the parties.

Renting property through a letting agent

Renting through letting agent is bit expansive but it has its own value. In this way you need not to take any responsibility but it will be the total responsibility of the agent. In this purpose you have to hire the services of the agent and in short time you will be able to get access on the different kinds of properties. In this way the agent does not compel you to see all the properties. Firstly the agent arranges the list of properties according to your needs and then along with you he will arrange visit to those properties. This means that you wonâ€™t have to deal with the landlord until the final agreement. The agreement will be on your behalf. Besides this the property will restore or hand over you from the landlord through ombudsman. The letting agent will form a contractual paper along with all the duties and responsibilities. Moreover letting agents prepare the inventory in which all the items and their conditions are to be written down.

If any item is damaged then the tenant will be liable for this. But if the item is already damaged then it will be stated in the inventory so the tenant cannot be held accountable for the damage. In this case agents charge extra fee for forming inventory. Before hiring their services you must confirm their charges.

If you want to hire the services of letting agents then it will be expansive. After taking services you have to pay out the managerial cost. Another downside of hiring an agent is that it might slow down landlordâ€™s response to problems as there is another person involved in the dealings.

Article Source:
http://www.articleside.com/business-articles/rent-a-property-through-a-letting-agent-or-from-a-private-landlord-in-edinburgh.htm - Article Side

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Carol Riley is a marketing officer for Greenlet, property lettings website in Edinburgh. If you want more information on a edinburgh flats to rent, please visit a property to rent in edinburgh.

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

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