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If any particular property that you like and you want to move on to the next stage of entering into a contract then you should start negotiating on the price. Landlord and the tenant should agree on an amount which is to be considered as the rental amount. Rental amount will depend on the market value of the rent, how many people want to rent the same property and also the amount they are willing to pay.

According to the general rule, if the property is in a market where demand exceeds supply, then the landlord is less likely to do a deal. On the other hand if there is an oversupply of property in a market, there are more chances that the landlord will agree on a lower price.

Before entering into a contract it is better to ask any question if you have in your mind. Majority of the students enter into Assured Short hold Tenancies. Tenancies of these kinds mostly last for six months but can be longer. This kind of tenancy gives safeguard to tenant against eviction unless he breaches the responsibilities in the contract.

Responsibilities of a tenant

It is one the most important duties of a tenant that he is responsible to pay the rent and bills in due time to prevent gas, electricity or water supply from being cut off. A tenant should also take constructive steps to keep the property reasonably clean. A tenant should keep in mind to dispose of the rubbish properly and throw the right items in the right places in the bin. He should consider that he must also not make any unnecessary noise. He should not disturb his neighbors or create any kind or nuisance. If he will do so then it will put him in breach of a legal contract. In addition a tenant is also accountable for all the duties which he has undertaken at the time of entering into the contract, e.g. looking after the garden.

Besides this the landlord has right to claim repossession of the end of the tenancy period by giving a two months notice.

Responsibilities of the landlord

There are many duties which a landlord has like he is responsible for maintaining the property he has let. A landlord is also is responsible to carry out repairs on the property with regards to the bath, sinks, sanitation, structure and exterior of the property, heating and water installations etc. one of the main duty of a landlord is that he must guarantee that a renowned engineer carries out annual safety checks on all appliances. Landlord must ensure that he have a certificate of this and provide this certificate to the tenant. It is a duty of landlord that he makes sure that all the electrical equipment and appliances in the property are safe for use.

He must also ensure that all the furnishings in his property meet the fire resistant requirements.

Tenants owe a duty of care towards the property and the equipments that are provided by the landlord.

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