Renting Property in Edinburgh from a Private Landlord by Ann Clark

Article published on April 16th 2012 | Business

Students, working professionals and even tourists face a common dilemma when they arrive in Edinburgh, i.e. whether to buy an Edinburgh property or simply to go for the property to rent in Edinburgh option. In order to reach a decision you need to look into several factors, e.g. how long you plan to live in Edinburgh, the current Edinburgh property market and most importantly your budget.

Whether you are renting property privately or as a student you must always get started by contacting a good local rental agent.

A good rental agent in Edinburgh

He will be aware of the local market, city, price and the quality of housing. Moreover, he will also be arranging visits for you to view the property, negotiate with the landlord and create a contract as well.

Law on renting property from a private landlord in Edinburgh

As a tenant you are entitled to a written agreement at the start of the tenancy which must outline, the date the tenancy began, the term of the tenancy, rent and when it is payable and the rent review arrangements.

It is completely up to the parties to agree the term of the tenancy. It can last for a set period (known as a â€œfixed termâ€•) or be left open-ended.

The landlord can ask tenant to leave at any time after six months, provided that the agreed fixed term has ended. However, two monthsâ€™ notice in writing must be given to the tenant.

The landlord can also apply to the court to end the tenancy at any time but this can only be pursued on certain ground, e.g. rent arrears or anti-social behavior.

If you have a fixed term tenancy and you want to move out early than you can only do so if the landlord agrees.If the agreement does not allow you to do so and the landlord also does not agree to it then you will be contractually obliged to pay the rent for the entire fixed term.

However, the landlord cannot necessarily claim for the whole termâ€™s rent if the tenant leaves early, in such a situation there is also a responsibility on the landlord to try to cover losses in other ways, preferably by trying to re-let the accommodation.

On the other hand if the tenancy has no fixed term then you must give reasonable notice to the landlord in writing of your intention to leave.

Tenant responsibilities

You must pay rent as agreed and take proper care of the property, pay bills for gas, electricity, telephone and in most cases, paying the council tax and water and sewerage charges.

Landlord responsibilities

He must repair the structure and exterior of the property, heating and hot water installations,

sanitary installations etc. Ensure that the gas and electrical appliances are safe. Also ensure the safety of furniture and furnishings provided under the tenancy.

Article Source:
http://www.articleside.com/business-articles/renting-property-in-edinburgh-from-a-private-landlord.htm - Article Side

Ann Clark - About Author:
Ann Clark is a marketing officer for Greenlet, property lettings website in Edinburgh. If you want more information on a property to rent in edinburgh, please visit a for rent edinburgh.

Article Keywords:
Edinburgh property, Property to rent in Edinburgh

You can find more free articles on Article Side. Sign up today and share your knowledge to the community! It is completely FREE!