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There are several responsibilities with regards to the property which a landlord has to be fulfilled. There are many duties which a landlord owes to his/her tenant. It is the main responsibility of a landlord that must fulfill all these duties and tasks before enjoying the rental income of his property.

It is one the most difficult tasks for the landlord before renting out a property to find the perfect tenant for his property.

How to find a tenant:

There are different procedures of finding a tenant, like a landlord can do it by himself through advertisement or informing friends and family that he is looking for a tenant. There is another way of finding a tenant that he can get the services of a letting agent who has experience of the local market. You must keep in mind you must carry out thorough checks (ID and credit check, reference from employer and previous landlord etc) before handing over the keys.

Rental rates:

It is important for this purpose that you must have an up-to-date knowledge of the area and local market, because the situation is constantly in flux. In Edinburgh the demand of flats and apartments is high in some areas due to which rents have increased. It is necessary for you that you should research the rental market in your area. You can go through different websites and see the price of properties.

Responsibilities as a landlord:

There are many rules and regulations for a landlord which he has to follow. He may have to face some serious legal consequences if he will not fulfill the requirements of those. There are different requirements which you have to fulfill before renting out the property. You should inform to your lender in case if your property is on mortgage. In case of failure to do this will be a breach of contract on your part and the lender can recall for the loan. The permission of the lessor is necessary in case of lease. In case of insurance then you must speak to your insurers to cover for loss of rent as well. It is another duty of the landlord that he makes sure that the property is safe. For the safety purpose he must have the gas appliances inspected, check the smoke alarms and furniture must also comply with fire safety regulations.

It is also very important that the landlords are also required to provide Energy Performance Certificate to show that you are green. It is another duty of a landlord that he has to protect the tenant's deposit in an official government backed scheme.

There is another way of renting out your property that you can rent out the property through a letting agent but you must ensure that he is from a trustworthy body. You can also do it by yourself. For this purpose it is suitable for to join a landlord association. It can be very helpful for you. After joining you can get access to useful information and advice as the market is always changing.

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