Tenant and the Landlord in Edinburgh by Ann Clark

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Renting out is a very common phenomenon in Edinburgh. Number of people is increasing day by day who rent out their houses, flats and rooms. The government of Edinburgh is facilitating to the people by introducing schemes which offer clear tax benefits.

Edinburgh is known as the city of colors and joys, the city of festivals, the city with rich history and stunning architecture. Majority of the people rent out flats, rooms, apartments and houses during the Edinburgh festival. By doing this they can get financial gains.

There are no specific restrictions for renting out your property in Edinburgh. If you have a personal property and also use it as your main residence, you can still rent out a part of it and can gain some financial benefits. In case if your property is on rent then you can let it to a tenant after informing the lease holder. Furthermore, if you have a property on mortgage then it would be your obligation to check with your lender and insurer to see if renting out is within the terms and conditions. Hence, the type of ownership is not any hurdle in renting out your property or part of it.

Will renting out work for you?

If you want to know that renting out will work for you or not then you need to do some calculations in order to find out the answers of these questions. First of all, you need to decide the most likely rental income that you can get. Secondly you should estimate all the expenses which you have to make as a landlord. You should deduct these expenses from the rental amount. If the amount is larger than the operating cost then renting out is probably a good idea for you. The main expenses which you have to make would be letting agentâ€™s fees, the building and contents insurance, maintenance, repair and utility bills, the council tax, service charges and the direct costs. These are the main expenses.

Making your property tenant friendly

Legally, it is one of the main duties of a landlord that he is required to take positive steps to ensure tenants safety and security. The landlord of the property should carry out annual gas checks on all appliances by a registered gas engineer. He will be given a Gas Safety Certificate in return for these checks. After getting this certificate it is the obligation of the landlord that he must provide the tenant with this certificate. He must ensure maintenance of electric appliances and electrical systems. The landlord must ensure that the electrical sockets are safe for tenants use. Furthermore a landlord must get the property cleaned and replace any broken items which are likely to cause harm.

Moreover a landlord should treat his tenant with respect. You cannot enter into his premises without his permission. You have to give him a notice of your visit and make sure that it is a decent time. You must not bother your tenant with any kind of nuisance. Treat your tenant nicely and you must try to maintain good relations with your tenants.

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