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Renting flats in Edinburgh is not an issue. It's an easy process. People usually rent flats in Edinburgh through letting agents, presuming that they will also pass their regular demands to the landlord immediately. Majority of the letting agents are reluctant to intrude or be dragged into any quarrel between the tenant and the landlord. Consequently the tenants get disappointed with them, adding them in their bad books.

The primary factor contributing to the creation of misunderstandings is the unawareness of the fact that a letting agent can take up two types of jobs with the landlord. When miscommunication between these two occurs, that's when the disputes start. The two types of services are discussed below.

The purpose and duty of letting agent is just to advertise the property of landlord. He has nothing to do with the bargaining procedures etc. In this condition, the tenant does all the bargaining with the landlord directly. The role of the letting agent is limited to advertising the land, finding and eventually attracting suitable tenants. It also makes it the responsibility of the letting agents company to overlook all the dealings between the tenant and the landlords. He only let his services that are restricted to marketing services.

The second service is the fully managed duty of the landlord. This is for landlords who don't want any haste about their property. In this condition, the landlord pays more and the letting agent becomes responsible for dealings between agents and property.

This is advantageous for landlords who want their lands safe and of the same condition and standard as before beginning of tenancy. They have to ensure that everything is maintained and all the repairs are made, except in areas that fall under the tenant's responsibility. The tenant has to take well care of the property, maintain its standard, keep it clean and even make some of the small repairs. They should also pay electricity, gas and water bills and taking care of sewerage too.

Another significant task of the letting agent is to give professional guidance to both the tenant and the landlord, in various issues like the legal agreements, taking care of property, advertising, rent and possession. The letting agent further has to produce inventory of the things in the home making a detailed list of all the possessions.

Certain landlords reside pretty far away from where the property is rent out. In cases like this it becomes difficult for tenants to reach the landlords for repair works. The tenants then head to the letting agents, who had gotten them the property. In this case it's the duty of letting agent to help out the tenant who is new to the place. Some of the agents will try and help the tenants. Tenants must know that agents have agreements with landlords to get some of the works done, and it is not the obligation of an agent to get all of them done. In this case tenant should contact the landlord directly and get all work done.

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