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If you are interested in any property that is of your concern and you want to continue on the next phase of an agreement then you should have to make a deal on price, the rental amount which is to be set depends on the person who is the owner of the property leased and the person who leases a place. It will also rely upon the rent which the people demand for the property and the number of people who want to lease the similar property.

Have a look on the fundamental policies of the property leased. If the order excels than the stock in the market of particular good, there is a chance that the owner of the property wonâ€™t go along with the deal but if there is an overstock in a market then there is a chance that the landlord will make a fair deal. It is understandable for the person who gets in the contract has to make sure that he can do ask for any betterment.

Students mostly prefer to enter into an assured tenancy which offers the landlord a guaranteed right to repossess his property at the end of the term. If the tenant refuses to leave then the duration of such tenancies end after the duration of six months but not more than that particular period. This type of possession provides the tenant the surety that he can use the property according to his own will but the condition is that he has to fulfill all the terms and conditions of an agreement and tries his best not to discontinue it.

There are some duties of the tenant too. The resident is accountable for all the payments and bills to be paid on time before the management take an action to disconnect all the connections of the gas, electricity and water supply. The person has to take necessary actions to keep his possessions clean and well. He has to make sure that all the waste should be discharged accurately and throw away all those things that are needed to be disposed of. He has to keep the environment neat and clean and does not cause trouble for any other person. He has to keep in his mind that any person who lives nearby should not be disturbed by his too much noise. If he does so or show any irresponsible act then this will cause trouble for him and will be breached of the contract.it is necessary for the tenant that before he enters into an agreement he has to follow all the terms and conditions of an agreement for example looking after the garden.

Likewise the owner of the property has the right to get his property back at the end of tenancy after giving two monthsâ€™ notice

Now the duties of the landlord are as follows. It is his responsibility to maintain the property he has rented to the tenant. He should carry out repairment works related to the sinks, baths, sanitation, structure and exterior of the property as well as heating and water installations. He should employ a renowned engineer who will carry out safety checks on all appliances. Landlord must provide the tenant with this safety certificate. He should also make sure that all the appliances and electrical equipment under property are safe and sound. Besides this a check on the furnishings should be made whether they are fire resistant or not.

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