



## Article Side

Finding the Perfect Lodger for Your Property in Edinburgh by [Calum Rendall](#)

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Whether to go for a complete stranger or a friend?

One of the questions that you must have in mind before giving a room in your property to rent in Edinburgh is whether the tenant should be a complete stranger or a mate. Research indicates that a complete stranger is always better. This is mainly because there will be no emotional baggage between you two and also the fact that this will lead to a relationship of respect. This does not mean that a mate is not an option. You can obviously give your Edinburgh flats to rent to a friend/mate who is trustworthy. But more chances are that he will be taking liberties wherever possible.

Get a reference

You must never forget to get a reference from the lodger's previous landlord. Be careful that you don't just get it from the present landlord because if he is a nightmare tenant then he might even lie just to get rid of him and give you a false impression. Moreover, you must also get his credit details to ensure that he will be paying his dues on time.

Go for direct debit

It will be always in your benefit if you will go for direct debit instead of a cheque. Moreover, if the payment is late then you must immediately bring it to the tenants notice.

All inclusive rent

You must always ask for an all inclusive rent instead of the option of splitting bills. This will not only save you hassle but will also protect you from all kinds of abuse. Importantly, you must mention this in the advertisement; otherwise it might seem too pricey.

Assume responsibility for communal areas

You must take responsibility of communal areas like the living room or bathroom, this will clearly make you the boss and will also send a message to the lodger that they are getting something in return for the money they are paying.

Asking them to leave

If it's not working well between you two then instead of making an excuse a better option is to be honest as honesty is the best policy. Also don't forget to change the locks after the person leaves.

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Calum Rendall 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 [edinburgh flats to rent](#).

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