



**LETTING  
AGREEMENT**

# SUMMARY OF MAIN TERMS AND CONDITIONS

## 1. Type of agreement

The agreement will be a short assured tenancy in terms of Section 32 of the Housing (Scotland) Act 1988.

A copy of the full document will be provided upon arrival, or on request, from Pauline Duncan on 0131 225 1700.

## 2. Period

The long term let will be for an agreed period, which will be longer than twenty-eight days but less than eleven months. Entry is from 12 noon.

## 3. Rent

The agreed rent will be paid in advance on the first day of the month.

For the avoidance of doubt the rent covers the following:

Weekly cleaning to room and daily clean to common areas.

- Council tax.
- Utilities such as gas & electricity.
- Provision of wi-fi Internet access.

## 4. Deposit

Upon confirming a booking the Guest shall deposit a sum equal to one months rental to be held to account of any sums which shall be due at the termination of the lease in respect of breakages or otherwise under the lease. Any balance remaining after deduction of breakages, unpaid rent etc. shall be returned after termination of the lease.

## 5. Termination

Guest will remove and vacate the studio apartments at 12 noon on the termination of the lease. Failure to do so will entitle the Landlord to take all necessary steps to recover possession of the studio apartments together with the furniture and effects therein.

## 6. References

Any offer for long-term accommodation is conditional on the Guest providing suitable references.

## 7. Occupation & Use

The studio apartments shall be occupied by not more than two persons at any one time and shall be used solely as a private dwellinghouse.

## 8. Assignment

Guest will not have the right to assign or sub-let the studio apartment.



## **9. Insurance**

The Landlord will insure the property against fire and other such risks, as he may deem necessary.

The Tenant must insure personal effects, which will not be the responsibility of the Landlord.

## **10. Cleaning and maintenance**

Tenant accepts the studio apartment in good tenantable condition and repair at the date of entry and will keep the property in good order and condition and leave the property in that state on the expiry.

Landlord will be responsible for cleaning the common areas. Tenant will be responsible for cleaning the individual rooms.

## **11. Repairing damage**

Tenant will be responsible for repairing any damages that they have caused to the studio apartment and to any Landlord's fixtures and fittings.

## **12. Access**

Tenant will allow Landlord or his agent's access to the studio apartment at reasonable hours, to inspect the property or to carry out repairs. Landlord will normally provide 24 hours notice however immediate access will be required in an emergency.

