

# Housing in Budapest

This guide contains suggestions and recommendations on how to find accommodation in Budapest.

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## WHERE TO LOOK FOR TEMPORARY (SHORT-TERM) ACCOMMODATION

Before signing any long-term contract it is always better to check the apartment personally. Therefore, for your first days in Budapest it is advisable to stay in a temporary accommodation, which can be a short-term rental flat, a hostel or a hotel. These three solutions will be explored in this section. We collected these websites via google search and we don't take responsibility for the content of the websites.

### SHORT-TERM RENTAL FLAT

This is the ideal solution if you want independence, but do not want to spend a lot of money on a hotel.

### HOSTEL

The cheapest option, but also the one which requires you to compromise more (since you will probably have to share a room with a lot of people, share a bathroom with even more...). Nevertheless, hostels have a very big advantage. By staying there you will be able to meet a lot of people and if you are lucky you may even meet some of your future fellow students.

### HOTEL

Staying in a hotel has many advantages (independence, not having to share the room, a private bathroom, regular cleanings...), but this comes at a cost that can be quite high, especially if you are travelling on a (tight) student budget.

- <https://www.airbnb.com/> (be sure to use the correct website, which is the one listed here. Be particularly suspicious of strange domains)
- <https://www.booking.com>
- <https://www.expedia.com>

- <https://www.trivago.com> (the domain varies depending on the language of use)
- <https://www.hotels.com>
- <https://www.hostelworld.com>
- <https://www.hihostels.com/>
- <https://global.momondo.com/hotels>
- <http://www.bigfishhostel.com/budapest/>
- <https://www.accorhotels.com/czech-republic-slovakia-hungary-romania/index.en.shtml>

#### PROS AND CONS OF EACH TEMPORARY ACCOMMODATION

	Short-term rental flat	Hostel	Hotel
+	<ul style="list-style-type: none"> <li>• Flexibility</li> <li>• Medium Price</li> <li>• No need to share too much personal space</li> </ul>	<ul style="list-style-type: none"> <li>• Low Price</li> <li>• Social side</li> </ul>	<ul style="list-style-type: none"> <li>• No need to share personal space</li> <li>• No need to take care of anything</li> <li>• Social side: less prominent than in a hostel, but still present</li> </ul>
-	<ul style="list-style-type: none"> <li>• No social side</li> <li>• Need to look after a lot of things</li> </ul>	<ul style="list-style-type: none"> <li>• No personal space</li> <li>• Lack of flexibility</li> </ul>	<ul style="list-style-type: none"> <li>• High Price</li> <li>• Lack of flexibility</li> </ul>

## WHERE TO FIND HOUSING OPPORTUNITIES

This guide only deals with **PRIVATELY OFFERED SOLUTIONS**. University dormitories are not considered here. We collected these websites via google and Facebook search and we don't take responsibility for the content of the websites and Facebook groups.

Two options are primarily available: private student dormitories or private apartments.

### PRIVATE DORMITORIES

- **Belvárosi Albérletház** (<http://belvarosialberlethaz.hu/>) (the website is in Hungarian, but there is an English-speaking contact person)
- **Milestone Budapest Semmelweis** (<https://www.milestone.net/location/milestone-budapest-semmelweis/>)
- **Shantee House** (<http://www.backpackbudapest.hu/en/long-term-stay/>)

### PRIVATE APARTMENTS

Countless renting opportunities are available in Budapest for all budgets and tastes. You can decide to rent a small studio just for yourself or to share a large house with a lot of other tenants. You may find listings for single rooms as well as for whole flats. You may find cheap solutions (even in the city centre) as well as prime properties. Therefore, before starting searching make sure to have a clear idea of what you are looking for! Various physical and virtual places exist where you can look for rental offers. In all cases please **BEWARE OF SCAMS!**

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## FACEBOOK MARKETPLACE AND FACEBOOK GROUPS

- **Erasmus Budapest**  
<https://www.facebook.com/groups/erasmuslifebudapest2017/>
- **Budapest flats/apartment for rent short or long term**  
[\(https://www.facebook.com/groups/153178541885896/\)](https://www.facebook.com/groups/153178541885896/)
- **Budapest flats and apartments for rent**  
[\(https://www.facebook.com/groups/249052758449086/\)](https://www.facebook.com/groups/249052758449086/)
- **Budapest flats apartments rent**  
[\(https://www.facebook.com/groups/211951815515241/\)](https://www.facebook.com/groups/211951815515241/)
- **Budapest sale & rent apartments**  
[\(https://www.facebook.com/groups/893495310715872/\)](https://www.facebook.com/groups/893495310715872/)
- **City Budapest flats for rent and sale**  
[\(https://www.facebook.com/groups/682965795197701/\)](https://www.facebook.com/groups/682965795197701/)
- **Flats for Erasmus in Budapest**  
[\(https://www.facebook.com/groups/306915466086335/\)](https://www.facebook.com/groups/306915466086335/)
- **Rent a flat/room in Budapest**  
[\(https://www.facebook.com/groups/1469125483396981/\)](https://www.facebook.com/groups/1469125483396981/)

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## WEBSITES

- **Airbnb** (usually used for short-term rents, but can also be used for longer terms)  
[\(https://www.airbnb.com/\)](https://www.airbnb.com/)
- **Alberlet.hu** (<https://www.alberlet.hu/en>)
- **Apartments of Budapest** (<https://apartmentsofbudapest.com/en/budapest-apartment-for-rent>)
- **BES** (<https://hello.bybes.com/>)
- **Budapest Housing Service** (<http://www.budapesthousing-service.com/>)
- **Erasmusu** (<https://erasmusu.com/en/erasmus-budapest/student-housing>)
- **Flatio** (<https://www.flatio.com/accommodation-for-students-budapest>)

- Hello room (<http://www.helloroom.net/student-house-budapest.html>)
- Housing Budapest (<https://www.housingbudapest.hu/en>)
- Housinganywhere (<https://housinganywhere.com/>)
- Isaro (<https://www.isaro.net/search/action/rent>)
- Ingatlan.com (<https://realestatehungary.hu/>)
- Realestate.hu (<https://realestate.hu/>)
- Roomster (<https://www.roomster.com/haveshare/budapest/>)
- Uniplaces (<https://www.uniplaces.com/>)

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#### SPECIALIZED HOUSING AGENCIES

- Clarke & White (<http://clarkeandwhite.com/>)
- Duna House (<https://dh.hu/>)
- ISS International Student Services Budapest  
(<http://www.issbudapest.hu/accomodation/flat/search>)
- SRS Student Rental Solutions (<http://www.srs-budapest.hu/>)
- Tecnocasa (<http://www.tecnocasa.hu/en>)



## PROS AND CONS OF EACH ACCOMMODATION TYPE

	Private dormitory	Private apartment
+	<ul style="list-style-type: none"> <li>• Comprehensive fee: no need to worry about bills, extra expenses</li> <li>• Social atmosphere, with possibility to meet other students</li> <li>• Everything you need (pillows, duvets...) is usually provided</li> <li>• Additional services may be included (e.g.: cleaning, laundry, 7/24 assistance...)</li> </ul>	<ul style="list-style-type: none"> <li>• Flexibility. You normally do not have to abide to particular rules (unless specified in the contract)</li> <li>• Higher possibility to choose location, flatmates, house type</li> <li>• Less compromises need to me made (usually)</li> <li>• You may be able to bargain and get a slightly lower price and/or better conditions</li> </ul>
-	<ul style="list-style-type: none"> <li>• Limitations may be imposed: no hosting, curfews...</li> <li>• Distance from Corvinus (dorms tend to be located in the city outskirts)</li> <li>• Can not choose in advance who you are going to live with</li> </ul>	<ul style="list-style-type: none"> <li>• Bills are your responsibility</li> <li>• Less intuitive process, more caution should be exercised</li> <li>• You may have to buy some appliances that you need during your stay (e.g.: lamps, duvet, bedsheet, cutlery...)</li> <li>• If you rent by yourself, you may not be living with students</li> </ul>

## PROS AND CONS OF EACH SIDE OF THE DANUBE

As you may already know, the river Danube divides the city into two halves, each with its own vibe and atmosphere. The choice of where to live is definitely not easy, since there is no clear winner: which one is better depends on what you are looking for in a place and most importantly on the budget you have.

You have 3 choices as you can stay on the Buda side, in the city center on the Pest side, in the suburban area of the Pest side.

Buda, on the western side, is a greener and more residential area, with a quieter atmosphere and a more relaxed vibe than its twin on the other side of the Danube. It is traditionally considered to be an upscale and more “family-friendly” area.

The suburban area of the Pest side has the same qualities as the Buda side.

If you are looking for a place where you can take advantage of living in a big city without necessarily all the cons associated with it, Buda and the suburban part of Pest are your best choices. There are great transportation links that will bring you to the city centre quickly, yet you don’t have the feeling of being right in the middle of the rush, allowing you to have a more relaxed lifestyle. Nevertheless, this means that entertainment and nightlife opportunities are more abundant in the city center on the Pest side, so living in Buda and the suburban area of Pest can become a bit monotonous after a while.

From the financial point of view, Buda tends, on average, to be more expensive than Pest. The 1<sup>st</sup>, 2<sup>nd</sup>, 11<sup>th</sup> and 12<sup>th</sup> districts are located in Buda, and are respectively at second, third, fourth and sixth place of the most expensive districts of the whole city. The most affordable districts in terms of housing in the suburban area of Pest are the 16<sup>th</sup>, 17<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup>.

The districts in the city center of Pest (5<sup>th</sup>, 6<sup>th</sup>) tend, on the other hand, to be livelier and more dynamic, and by residing there you will never experience the fear of missing out something. An almost infinite amount of leisure and recreation opportunities waits for you right outside your doorstep, and boredom is a word that you will soon delete from your vocabulary. Parties, restaurants, cafés, cool shops: everything that you will need to enjoy your stay in Budapest is right there, easy to reach.

The drawback is that the area is noisier, faster-paced and more hectic than Buda, and sometimes this can be a bit overwhelming, especially for those who used to live in the suburbs or in rural areas.

Moreover, some areas of Pest are formed by run-down buildings, and for safety reasons, should be avoided, if possible. The 8<sup>th</sup> district is notoriously affected by safety issues, but the area is getting better and better, and some parts of it (such as Corvin Negyed) are nowadays totally fine from a safety point of view. Avoid the area of Keleti Railway station as well. It's at the border of 7<sup>th</sup> and 8<sup>th</sup> districts.

From a transportation point of view there is, again, no clear winner: Corvinus University is located close to the city centre on the Danube bank, so easily accessible both from the Buda and from the Pest side.

In conclusion, deciding on which part of the city to live is just a matter of personal preferences, and the only suggestion that we can give you is to go seeing the area before renting a place in order to understand if it would be suitable for your lifestyle and habits.

	<b>Buda</b>	<b>Pest city center</b>	<b>Pest suburban area</b>
<b>+</b>	<ul style="list-style-type: none"> <li>• Quieter</li> <li>• More relaxed atmosphere</li> <li>• Good transportation links</li> </ul>	<ul style="list-style-type: none"> <li>• Cheaper</li> <li>• Closer to nightlife</li> <li>• Preferred by international students and expats</li> <li>• Good transportation links</li> </ul>	<ul style="list-style-type: none"> <li>• Cheaper</li> <li>• More relaxed atmosphere</li> <li>• Good transportation links</li> </ul>
<b>-</b>	<ul style="list-style-type: none"> <li>• More expensive</li> <li>• Further from nightlife</li> </ul>	<ul style="list-style-type: none"> <li>• Noisier</li> <li>• Some run down areas (to avoid)</li> </ul>	<ul style="list-style-type: none"> <li>• Further from nightlife</li> </ul>

## THE PRECAUTIONS YOU SHOULD TAKE WHEN LOOKING FOR AN APARTMENT

Finding a house can be a problematic, yet necessary, task, especially as an expatriate in a new city. The process can be overwhelming, frustrating and time-consuming, and a satisfactory solution can seem to be out of sight for a quite long period of time. But don't lose hope! In the end you will find the house you were looking for, in your favourite district and at a reasonable price, it is just a matter of searching, searching and searching.

This guide has been created to make your life a bit easier, and to help you having a glimpse of the main instruments that are in place to look for accommodation.

Some precautions should be followed when looking for a house.

### NEVER SIGN ANY CONTRACT, AND NEVER SEND ANY DEPOSIT BEFORE HAVING CHECKED THE HOUSE IN PERSON

Unfortunately, as in any big city, housing scams tend to be quite popular: deceptive pictures and misleading descriptions are unfortunately commonplace, and sometimes flats advertised do not even exist in reality (or, when they exist, they are already occupied by other tenants, who may not even know that their apartment has been advertised as "to let"). The best thing to do is therefore coming to the city with a temporary accommodation booked in advance and look for a permanent solution once you are here.

### TAKE YOUR TIME TO MAKE YOUR DECISION

Don't rush even if the owner is exercising pressure and (s)he is asking you to hurry up. You are going to live there for at least a semester, and a proper housing solution can really make the cut between a good and a bad overall experience in Budapest. If the flat you were interested in has already been rented while you were making the decision do not worry, you will find something else.

## AVOID INFAMOUS AREAS

Avoid areas such as Diószegi Sámuel utca, Magdolna utca, Hős utca, Klinikák and Orczy Tér. In general, if possible, avoid all the areas of 8<sup>th</sup> district apart from the Corvin-Negyed one, which is safe. Moreover, pay particular attention to areas close to railway stations such as Keleti as the level of safety around them varies greatly. As a rule of thumb, before making your final decision it would be a wise idea to get first hand information on the neighbourhood.

## BEFORE SIGNING THE CONTRACT TAKE SOME TIME AND READ IT IN FULL

Contracts may include non-standard clauses that can have a big impact. **Make sure that you don't sign a contract that is available only in Hungarian.** Moreover, sign the contract **AT THE SAME TIME AS THE OWNER.** Never sign it remotely, as this may give the owner the possibility to change it after your signature, inserting possible malicious clauses.

## ALWAYS SIGN THE CONTRACT WHEN RENTING A HOUSE. NEVER RENT UNDER THE COUNTER

First of all it is illegal, and you risk high fines. Secondly, you cannot be protected in case of troubles and issues with the rent. Lastly, you are not able to register at that address, so getting a residence card becomes impossible for you, which gives rise to subsequent immigration problems. Don't be fooled, and always request to stipulate a contract. **You have the right by law to get a copy of the signed lease contract.**

## WHEN RENTING THROUGH AN AGENCY, CONSIDER ALL THE POSSIBLE FEES AND COMMISSIONS THAT THEY CAN ASK

Are they fixed or are they paid as a percentage of the rent? When do they have to be paid?  
Are they already included in the rent advertised, or are they considered to be "top-up"?

## SOME MORE ADVICE

- If feasible, try to meet your (future) flatmates before signing the contract: the people you live with can be either a great asset or a great annoyance in your life, so knowing them beforehand can prove to be particularly useful (and, let's be clear: sharing an apartment with people you don't get along with can prove to be quite challenging, so it is always better to avoid it).
- If feasible, try to meet the current tenants of the house. They can give you important insights on the general standing of the house, of the relationship with the owner and of possible problems that can arise while living in the house.
- Look for a house close to multiple transportation links, in particular to night buses and trams. This can really make the difference between an excellent and an ok experience abroad.
- You can decide to look for a house close to nightlife spots, but please avoid taking accommodations right on the same streets. Having bars, pubs and discos right outside your door can seem to be a good idea on paper, but in reality it causes so much annoyance and disturbance that it is not worthy doing that. Loud music, people shouting and car noises will disturb your sleep constantly, thus giving you an unpleasant restlessness feeling.
- Check that you will have sufficient storage space. It is something that it is always scarce, and having enough room to store your belonging is an important plus for the house. You can never have too many cupboards, wardrobes, drawers...
- Before viewing the apartment you should have a list of what constitutes a red line that should not be trespassed for you. Apart from obvious health and safety red lines (the house should be mould and pest-free, the environment should be healthy and safe, possible risks should be minimized...) everyone has different needs and wants, so have a clear idea of what are yours. Most importantly, have a **CLEAR BUDGET!**

## HOW TO AVOID SCAM

If the answer to any of the following questions is yes, please be careful and find another solution.

- Does the owner request payments before having viewed the house in person?
- Does the owner refuse to meet you in person?
- Does the owner refuse you to see the house in person with excuses like “I am travelling” or “Currently the room is occupied by another tenant”?
- Is the profile of the person listing it suspicious? (For example: no photos on Facebook, relatively new profile, no posts on Facebook, less than 20 friends on Facebook...)
- Does the owner put pressure on you to take a fast decision?
- Does the owner make you sign the contract not at the same place and at the same time, and promises you to give the keys “afterwards”?
- Does the owner refuse to sign a written lease, or does (s)he refuse you to have one copy?
- Does the owner requires you big payments in cash?
- Is the deposit suspiciously high (more than the equivalent of three months of the rent)?
- Does the deal seem too good to be true?
- Does the owner refuse to send you relevant documentation (e.g. his passport) when requested, or does it seem falsified?
- Make your Google search of the owner. Does the information you found match the information written in the contract? Is there any discrepancy?
- Does the owner seem totally uninterested in the property, or, when questioning about it, do they give you unsatisfactory replies, or they don't reply at all?

## WHAT TO CHECK IN A HOUSE WHEN VISITING FOR THE FIRST TIME

### PERSONAL SAFETY, SECURITY AND GENERAL STANDING

- ☐ How many doors do you need to pass through to enter the house?
- ☐ How do you lock them?
- ☐ Does your room have a fully lockable door?
- ☐ Can you open and close all the doors (in particular the front one) without problems?
- ☐ Can you open all the windows in your room? Is there a problem with any of the windows?
- ☐ On which floor is the apartment located?
- ☐ Does getting to your room entail passing through other personal rooms?
- ☐ Does getting to other personal rooms entail passing through your room?
- ☐ What type of street do your house and your room face? A busy road? A noisy one? A calm one? A pedestrian one?
- ☐ Does the apartment have closed rooms that you can not access? Can you (or your flatmates) access all the rooms in the house?
- ☐ Are there mould or damp signs anywhere in the apartment (not only on walls)?
- ☐ Is there something that tells you that the house can have problems with pests?
- ☐ Does the apartment smell weird?
- ☐ Has the apartment been renovated or refurbished recently?



**APPLIANCES**

- ☐ How old do the appliances seem to be?
- ☐ Does the apartment have a working washing machine?
- ☐ A working dryer?
- ☐ A working oven?
- ☐ A working microwave?
- ☐ A working gas stove?
- ☐ A working electric stove?
- ☐ A working induction stove?
- ☐ A working dishwasher?
- ☐ A double sink in the kitchen?
- ☐ Is a working iron provided?
- ☐ A working and clean electric kettle?
- ☐ A working vacuum cleaner?
- ☐ A mop? A broom?
- ☐ A drying rack? Is there enough space for it?
- ☐ Pots, pans, cutlery and plates?
- ☐ If the house has an induction stove, are the pots and pans usable on that?
- ☐ How many working plugs are there?
- ☐ How many of them are free for you to use?
- ☐ Does the toilet flush properly?
- ☐ Does water have problems flowing?
- ☐ Does there seem to be any pipe blockage somewhere?
- ☐ Is there enough hot water?

## FLOOR

- ☐ Does cleaning the floor require a particular treatment?
- ☐ Is there a heating system under the floor?
- ☐ Does the floor seem to be uneven?
- ☐ Does it have any particular and suspicious stain?
- ☐ Are carpets provided? If yes, how is their general condition? Are there stains on the carpet? Cuts? Other damages?

## WALLS AND CEILINGS

- ☐ From which material are they?
- ☐ Are they covered by wallpaper? If yes, does it seem deteriorated?
- ☐ Is painting in a good condition?
- ☐ Are there suspicious stains (water, mould, damp, smoke...) anywhere?
- ☐ Has the house been repainted recently?
- ☐ How thick are the walls towards the exterior?
- ☐ How thick are the walls towards other rooms/other apartments?

## CUPBOARDS, WARDROBES AND DRAWERS

- ☐ Can you open all of them without any problem?
- ☐ Are they clean inside?
- ☐ Do they smell in a weird and suspicious way?
- ☐ Are there enough space in the, for all your personal belongings?

### COMMON AREA

- ☐ How much space will you have at your disposal in the kitchen cupboards?
- ☐ And in the fridge?
- ☐ And in the freezer?
- ☐ And in the storage room (if present)?

### GENERAL SPACE

- ☐ How big is the apartment?
- ☐ How big is your (future) room?
- ☐ How big is the kitchen?
- ☐ And the bathroom?

### SHARING AND RESIDENTS

- ☐ What do you actually have to share with the other tenants?
- ☐ Do you have a private bathroom?
- ☐ Or just a private room?
- ☐ How many people do you share the bathroom with?
- ☐ And the room?
- ☐ And the kitchen?
- ☐ How many people live in total in the house?

### COMFORT AND AESTHETICS

- ☐ Does the room have air conditioning?
- ☐ Is the heating system working properly?
- ☐ Does the building have elevators? If yes, how many?
- ☐ Does the bathroom have a shower? A bathtub?

- ☐ Does the room have a single bed? A queen-sized one? A king-sized one?
- ☐ Are mattresses provided? Duvets? Blankets? Pillows? Bed sheets? Bed-side lamps?
- ☐ Does the apartment have a living room?
- ☐ Does the building/building complex have particular amenities, like a gym? A swimming pool? A laundry service?

### MISCELLANEOUS

- ☐ Do you have to separate the garbage? If yes, how?
- ☐ Where do you have to throw it?
- ☐ Is there a common garbage shaft?
- ☐ Are garbage bags and bins provided? If not, which type of them should you buy?
- ☐ Are there any other peculiarities of the house that you should know before moving in?

### WHAT TO CHECK IN THE NEIGHBOURHOOD

#### SAFETY AND QUIETNESS

- ☐ Does the area seem **safe**?
- ☐ Visit the area again at different times (mornings, afternoons, rush hours, evenings, weekends...). Does the **safety** perception change? How?
- ☐ Does the area seem **quiet**?
- ☐ Visit the area again at different times (mornings, afternoons, rush hours, evenings, weekends...). Does the **quietness** perception change? How?
- ☐ Is the area sufficiently well lit?
- ☐ Does the area seem detached from its surroundings?
- ☐ Are there places in the area that seem to be possible health and/or safety hazards (E.g.: run-down buildings)?

- ☐ Is the area known for being a party one?
- ☐ Is the area known for being a worrisome one (in particular, but not limited to Diószegi Sámuel utca, Magdolna utca, Hős utca, Klinikák, Keleti Railway station, Orczy Tér and other parts of the 8<sup>th</sup> district apart from Corvin-Negyed)?
- ☐ How does the average building in the area look like?
- ☐ How does the building where your apartment is look like compared to the other buildings?

## SERVICES AND AMENITIES

- ☐ Where are the closest **metro** stations?
- ☐ Which metro lines pass through them?
- ☐ Where are the closest **tram** stops?
- ☐ Which tram lines pass through them?
- ☐ Where are the closest **bus** stops?
- ☐ Which bus lines pass through them?
- ☐ Where are the closest **hév** station?
- ☐ Which lines pass through them?
- ☐ Where is the closest **medium-long-distance railway** station?
- ☐ Where is the closest **regional and long-distance bus** station?
- ☐ Is the area served by 24 hours transportation? If yes, what type?
- ☐ How do you get to the area from the airport?
- ☐ How do you get to the area from/to Corvinus University?
- ☐ Can you walk or bike to Corvinus University?
- ☐ Where is the closest supermarket (Aldi, Lidl, Spar, Tesco, Coop...)?
- ☐ Where is the closest household shop (Müller, DM, Rossmann, Tiger...)?
- ☐ Where is the closest furniture shop (Ikea, Jysk, Kika, Möbelix, mömax...)?
- ☐ Where is the closest bank (OTP, CIB, Erste, K&H, MKB, Raiffeisen, FHB...)?
- ☐ Where is the closest post office?

- ☐ Where is the closest money exchange?
- ☐ Where is the closest newsagent?
- ☐ Where is the closest doctor?
- ☐ Where is the closest pharmacy (gyógyszertár or patika in Hungarian)?
- ☐ Where is the closest optician?
- ☐ Where is the closest hospital?
- ☐ Where is the closest police station?
- ☐ Where is your competent embassy located with respect to the area? (Embassies locations website: <http://www.kulugyminiszterium.hu/dtwebe/Irodak.aspx>)
- ☐ Where is the closest mall?
- ☐ What type of shops are around?
- ☐ Where is the closest electronic shop?
- ☐ Where is the closest clothing shop?
- ☐ Where is the closest hairdresser?
- ☐ Where is the closest restaurant?
- ☐ What type of restaurants are in the neighbourhood?
- ☐ Where is the closest pub?
- ☐ Where is the closest bar?
- ☐ Where is the closest café?
- ☐ Where is the closest bakery?
- ☐ Where is the closest market/market hall?
- ☐ Where is the closest gym?
- ☐ Where is the closest hotel?
- ☐ Where is the closest park?

## WHAT TO CHECK IN A CONTRACT

### HOSTING

- ☐ Can you host people?
- ☐ If yes, are there any limitations?
- ☐ How many people together?
- ☐ Do you have any other restriction to hosting?
- ☐ When hosting, do you have to communicate it to the owner?
- ☐ If yes, how?
- ☐ How much time beforehand?

### PARTIES

- ☐ Can you organize parties?
- ☐ If yes, how often?
- ☐ How many people can you invite maximum?
- ☐ Is there any specific rest period that you must respect, and thus parties cannot be organized during that time?
- ☐ Do parties have a maximum acceptable length?

### MOVING OUT AND TERMINATION

- ☐ In what state should you leave the property when you move out?
- ☐ Should you have the property professionally cleaned?
- ☐ Does the contract terminate automatically?
- ☐ Or do you have to communicate your willingness to terminate the contract to the owner?
- ☐ If this is the case, should you send a written notice?

- ☐ How much in advance should you send the written notice?
- ☐ Do you lose your deposit if you decide to move out before your official moving out date?
- ☐ Do you have to pay any penalty if you move out before your official moving out date?
- ☐ Do you have to look for a substitute if you move out before your official moving out date?
- ☐ What happens if you want to extend your contract?

## PETS

- ☐ Is the apartment pet friendly?
- ☐ If yes, do you have to make any written communication to your owner if you decide to take a pet?

## EXPENSES

- ☐ What is actually included in the rent?
- ☐ Is the cost of the utilities fix?
- ☐ Or do they depend on your actual consumption?
- ☐ Or is it a mix of the two (e.g.: fixed Wi-Fi, water and common costs, consumption-based energy and heating)?
- ☐ How are the extra expenses subdivided?
- ☐ If not included in the rent, approximately how much are they?
- ☐ Are there extra expenses to be paid monthly? Bimonthly? Quarterly? Half-yearly?
- ☐ Is cleaning included?
- ☐ If you decide to stipulate the contract through an agency, is the amount of fees clearly stated in the contract?



## DAMAGES

- ☐ What is considered as damage?
- ☐ In case of damage, who bears the cost of fixture?
- ☐ In case of damage, who bears the responsibility to fix it/arrange it for fixing?
- ☐ What if the damage has already been present before moving, but you did not have the opportunity to notice it?
- ☐ What if the damage has not been present when you moved in, but is the direct consequence of negligence from the owner/from previous tenants?
- ☐ If a damage is already present at the time of the signature and the owner agreed to fix it, is it clearly stated in the contract?
- ☐ We suggest that you take photos of the damaged goods before signing the lease agreement.

## RENT AND DEADLINES

- ☐ Which is the last date on which you have to pay the rent?
- ☐ What happens if you miss a deadline?
- ☐ Do other expenses have the same payment deadline as the rent?
- ☐ Do you have to pay the rent in cash or via bank transfer?

## FURNITURE AND APPEARANCE

- ☐ What pieces of furniture does the owner agrees to provide you?
- ☐ Can you rearrange your furniture while being a tenant?
- ☐ Are you able to make changes in the house (e.g.: drill the wall to hang pictures, change a lightbulb...), should the necessity to do that arise?
- ☐ Or do you have to contact the owner first, and then decide how to proceed?

## KEYS

- ☐ How many keys will you receive?
- ☐ What does each key open?
- ☐ Is there any door that you can open with different methods (a code, a card...)?
- ☐ Where and when are the keys going to be given to you?

## CHECKS AND INSPECTIONS

- ☐ Is the house going to be regularly inspected?
- ☐ If yes, how often?
- ☐ What is going to be checked? Cleanliness? Damages? Consumption?

## ADDRESS REGISTRATION

- ☐ When can you register at that address?
- ☐ Can you use the contract as it is as a proof of housing?
- ☐ Or do you have to take additional steps in order for it to be a valid housing proof?

## TYPE OF CONTRACT

- ☐ Is the contract a joint one (so the rent must be collected beforehand among tenants and later given to the owner)?
- ☐ Or an individual one (the rent must be paid by EACH individual directly to the owner)?
- ☐ How many people need to sign the contract in order for it to be effective?
- ☐ Is the contract immediately effective?

## **GUARANTEES**

- ☐ Does the owner require you to have financial guarantors?
- ☐ Or any other guarantee (e.g.: proof of scholarship support, bank statements, working contract...)?
- ☐ What happens if the guarantor needs to intervene?

## **SUMMER PERIOD**

- ☐ Can you occupy the house during the summer period?
- ☐ If yes, do you have to pay the full rent for all the apartment? Or just your part of the rent?
- ☐ If no, why are you unable to occupy the house during the summer period?
- ☐ What happens if, for any reason, you request to stay in the summer period too?
- ☐ Is the house going to be renovated during the summer?
- ☐ If you are unable to occupy the house during the summer months, where can you leave your belongings? Is a storage space provided?

## **SMOKING**

- ☐ Is smoking allowed inside the apartment?
- ☐ Is smoking allowed right outside the apartment, for example on a balcony?
- ☐ What happens if the owner has a reasonable suspect that you may have smoked inside the property?

## **MISCELLANEOUS**

- ☐ What are the start and the end dates? Where can you start the move in process?
- ☐ In case of discrepancies between the Hungarian and the translated version, which one prevails?
- ☐ Be sure that you have the owners valid contact details.

**We hope that the guide helps you finding a proper place.**

**Enjoy your stay in Budapest**

**The staff of Corvinus University of Budapest**