

What should a foreigner know when wanting to rent a flat?

Pay particular attention to:

1. the actual rental costs - in addition to the amount of rent the landlord wants to charge for the flat (premises, room), you should check whether the prepared rental agreement contains information (details) about the amount of rent as well as other charges. The agreement should specify what other charges the tenant will be obliged to pay. The most common of these charges are: utilities (e.g. electricity, gas, water, sewage, etc.). It is sometimes the case that such charges are included in the rent (in the total amount), however, this practice is quite rare in Poland.
2. Rent - this term is used to denote the monetary consideration for the lease. The lessee is obliged to pay such a fee in the amount and on the date specified in the lease agreement.
3. Security deposit - this is a guarantee amount paid by the tenant to secure the interests of the tenant. It is a security in the event that the tenant fails to pay the rent specified in the agreement or damages the rented flat (premises, room). It is customary to specify the amount of the deposit in the tenancy agreement and to pay it on the day the agreement is signed. It is customary to set the amount of such a deposit as two or three times the rent agreed by the parties. The landlord returns the deposit to the tenant upon handing over the flat (if the tenant has not incurred any debts to the landlord and has not damaged the flat).

Where and how to look for accommodation?

One of the first steps in a new country is to look for a flat or a room to rent. In Poland, the situation is so complicated in this respect that the number of potential tenants is greater than the number of available flats on the property market. Therefore, it is important to be prepared for the task of looking for a flat. There are at least several ways of looking for a flat, and here are some of them:

- searching on your own with the help of dedicated internet search engines (e.g. www.olx.pl , www.otodom.pl , www.domiporta.pl , www.gumtree.pl , etc.);
- an independent search on the Internet on social networking sites such as Facebook, where special thematic groups have been created (e.g. Szczecin real estate, Szczecin real estate - sale & lease, West Pomeranian real estate, etc.);
- an independent search in the local press;
- approaching a real estate agency, where you can report your property requirements. Agencies also help with all the formalities, i.e. conclusion of a contract. The service of an estate agency is a convenient option, but you should bear in mind the need to pay a fee for such a service.

Finding the right flat is an important and difficult task, so WISH YOU GOOD LUCK!