

DO's when Renting a Flat/Room and Before Signing a Tenancy Agreement

1. Take a friend with you to witness any discussion or negotiation you have with a potential landlord.
2. Make sure you are permitted to sublet if you want to share the accommodation with friends.
3. Has the agreement recorded in writing? (the landlord may have a standard agreement already typed out)
4. Insist on taking the landlord's lease agreement away so that you can read it thoroughly.
5. If the accommodation is furnished, have a detailed inventory of all the furniture and fittings provided by the landlord and their state of repair. Make two copies and send one to the landlord.
6. Make sure the landlord owns the premise of renting the accommodation.
7. Make sure that you have read and understood your contract, and if you are unsure, seek advice before signing.
8. Pay particular attention to the following points in the agreement:
 - the premises - are they accurately described?
 - the landlord and tenant - are they correctly named?
 - the length of the lease - is this a stated period for which the agreement will run?
 - the rent - is the amount recorded the amount you agreed to?Make sure there is nothing in the agreement saying that the lease is not governed by legislation, particularly the Landlord and Tenant (Consolidation) Ordinance. This legislation gives tenants protection.

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1. Sign anything without reading and understanding.
2. Rely solely on the landlord's oral assurances: to safeguard your position everything must be in writing.
3. Forget to ask the landlord whether he owns the premises: he may himself rent the accommodation from somebody else; and, if he does this could affect the legal position.