Dear Students,

Hereby you will find essential information you need to know when you rent an apartment or a room in Budapest.

1. Finding a place to rent: There are many cheap accommodations advertised on internet. Unfortunately some of them are fake ads with non existing places. It is highly recommended to check the property before you sign an agreement. Start checking it with requiring a fresh copy (not older than 30 days) of the apartment’s land registry form (property sheet). This will provide you the exact address of the given property, the name of its owner(s). With these basic pieces of information you can make sure that the person who wants to make an agreement with you is the real owner of the accommodation.
2. Rental agreement: There are two basic types of the agreement, one is for undefined period of time, the other type is for a defined period of time. Let’s see the main difference in the conditions: a, undefined period: this means that the landlord and the tenant sign the agreement for a non previously fixed period of time. In this case both parties shall be entitled to terminate the contract with 1 or 2 or 3 month(s) notice period. As you can see with such an agreement you have a free hand to change accommodation more frequently but on the other hand you will find yourself without accommodation if the landlord terminates the agreement. B, defined period of time: The type of rental agreement guarantees you to stay in by the end of the defined period, but you cannot terminate the contract earlier either. If you would like stay for longer, you can discuss this with your landlord a month in advance the ending date of the contact. If the extension is agreed, you have to sign the extension agreement also.
3. Rental fee: please note that the indicatated rental fee can be slightly negotiated. You can try ask your landlord to set a monthly flat (based on previous monthly consumption) fee for the utility costs and include that in the rent. If they agree this would make your life easier.
4. Payments: You will have to pay the rent, utility fees and the communal fee always on time. The Hungarian law allows the landlords to terminate the lease agreements if the tenant fails to meet the payment deadlines.
5. Each condominium has its own regulations, in Hungarian we call it Házirend. Please ask your landlord to inform you about the basic rules.

Should you have any question or you need help, please do not hesitate to ask for our assistance.

Sincerely yours,

ELTE IK Housing