Expenses when renting a property

Rental fee: paid for the right to use the property under contracted conditions

Common cost/Communal fee: This has to be paid on a monthly base, and it’s a fixed fee. Covers the service fees of the building where you live: Cleaning and lightning of the common areas of the building, garbage disposal, common water usage (eg the apartment/room you rent is located in a building which has a garden that has to be watered). This fee also covers the expenses might occur when something has to be repaired (eg: intercom or lamps in the common areas, or broken pipes in the building).

In case the apartments are not equipped with sepaprate water meters, the the common cost could include the water fee also. In this case the Condominum sets the fees per each apartment accorning to the number of persons living in the apartments.

In case the building has a central heating system and the apartments are not equipped with private calory meters, the the common cost could include the heating costs also.

Utility fees: When you live in an apartment you surely use many kinds of public servises: You use electricity, gas, water, internet and so on.  Internet is provided upon a monthly fixed fee, so this is simple.

But what about the rest? Electricity, water, gas (or heating fee) cannot be a fixed fee as those depend the amount of the resource you use. Optimally the apartments are equipped by private gas, electric and water meters to measure the amount used. During the cold seasons the gas consuption will increase because you use the heating system. In case your place is equipped by air conditioner, and you use it a lot, the electricity bills will go up to the sky. Also if you keep the water running running when you shower or wash up the dishes, you will have to pay more for the water bills.

In order to save money you are advised to follow some basic rules:

During winter season when the heating is on: if the temperature in the flat is too high, do not open the windows and leave them open, but set the thermostat to  a lower position, or aks your landlord what you can do if it is constantly too hot inside.

In the summer when you use the air conditioner, please make sure that you keep all the windows closed. Don’t forget to turn it off when you go out.

And turn off the lights you don’t use.

Security deposit: Generally the amount of the secutiry deposit is equal to 2 months rent, but in some cases it can be negotiated to the amount of 1 month. It has to be paid when you sign the lease contract.

Security deposit provides financial security for the landlord and is paid by the tenants to cover unexpected expenses of non normal tear and wear or damages caused or unpaid utility bills.

Please note, that in case the costs of the repairs of the damage are higher than the amount of the security deposit you paid, you will have to pay the balance! In case the amount of the security deposit is used, you will have to pay it again.

When your lease contract terminates and you move out the full amount of the security deposit shall be retured to you provided you don’t have unpaid bills, common cost or damages. Basically you have to leave your place in the same conditions as you moved in except for normal tear and wear.

Handover protocoll is advised to fill in when you move in, also when you move out.

This documents contains:

* Name of the landlors (same as in the lease agreement)
* Name of the tenant
* Exact adrees of the property, room
* Date of check in/check out
* Serial numbers of the utility meters
* Current stands of the utility meters
* Detailed list of inventory of the leased premises (best proven by photos)
* Status of the premises when check in/out
* Error list eg: (there is a cratch on the table, a lamp is broken, the button of the washing machine is broken, etc)
* Signature of both parties
* Date
* Optimally also signed by two witnesses