

Are you looking for housing in the Czech Republic?

General terminology (Part 1)

We come across a number of terms in connection with the search for housing. Do you know the difference between a tenant and a subtenant, for example? Here is a brief overview.

In the Czech Republic, foreigners can also own real estate (house, flat, garage), but this does not mean that they can obtain a residence permit in the Czech Republic because of that. If you own real estate, this means that you have it in so-called **personal ownership** and you are registered in the Land Registry.

You may also encounter the following terms:

Lease - the legal relationship between the owner of the property and the tenant.

Tenancy agreement - a written document between the landlord and the tenant that establishes the tenancy (simply put, this document gives you the right to use the apartment or house).

Tenant - a person who occupies the flat/house and has a valid tenancy agreement with the landlord.

Cooperative apartment - the owner of the apartment is a housing cooperative. The tenant (the owner of the cooperative share) concludes a lease agreement with the cooperative on the lease of the cooperative apartment. The owner of the cooperative share has the right to conclude a lease agreement for the cooperative flat for an indefinite period of time.

Sublease - a legal relationship between the tenant (not the owner of the property) and the subtenant.

Sublease agreement - a written document between a tenant and a subtenant. It is a situation where the tenant of an apartment/house gives its use to a third party - a subtenant.

If you are providing proof of accommodation to OAMP and you are living in a sublease, in addition to the sublease agreement, you also need to provide a lease agreement (between the landlord and the tenant; to make it clear that the tenant can give the apartment to another person).

In practice: it happens that the sublease agreement is called a tenancy agreement. This does not mean that the document is invalid, you still have the right to use the apartment.

Subtenant - a person who occupies the apartment/house and has a valid sublease agreement with the tenant of the property.

Security Deposit - This is a fee that may be required by the tenant if you enter into a sublease agreement with them.

- The fee is usually 3 rents

- Payment of the deposit must be evidenced in a written document.

- The deposit is refundable. This means that if you want to move out, the deposit must be returned to you. However, proven arrears (e.g. for rent, water, damage to the apartment...) can be deducted from it.

!!! ATTENTION !!!

- **NEVER SIGN ANYTHING YOU DON'T UNDERSTAND.**
- **IT IS IMPORTANT TO HAVE THE CORRECT RESIDENTIAL ADDRESS LISTED AT THE OFFICES AND TO HAVE YOUR MAILBOX AND DOORBELL MARKED AT YOUR RESIDENTIAL ADDRESS.**
 - *Details of letter delivery will be elaborated later*

Changes of residence must also be reported in advance. You can find out more about reporting changes [here](#).

On the topic of housing, we are preparing: housing charges, concession fees, delivery of mail - letter.