

ARE YOU LOOKING FOR HOUSING IN THE CZECH REPUBLIC?

Every citizen can look for housing in the Czech Republic on their own, or they can use the services of organisations or real estate agencies. In case you approach a real estate agency, you have to take into account that these services have different levels and are charged.

What to watch out for?

What kind of apartment is it? Will you become a tenant or subtenant when you move in? Are you entering into a lease or sublease agreement?

- **Tenancy (lease) agreement** - a written document between the landlord and the tenant that establishes the tenancy (in simple terms, this document gives you the right to use the apartment or house).
- **Sublease agreement** - a written document between the tenant and the subtenant. It is a situation when the tenant of the flat/house leaves its use to a third party - a subtenant.
 - o If you are providing proof of accommodation to OAMP and you are living in a sublet, in addition to the sublet 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).

Do you have to pay a deposit/principal? This is a fee that may be required by the tenant if you are entering into a sublet agreement with them.

- The fee is usually the amount of 3 rents
- Payment of the security deposit must be documented in writing.
- The deposit is refundable. This means that if you want to move out, the deposit must be returned. However, proven arrears (e.g. rent, water, damage to the apartment...) can be deducted from it.

For housing, regular monthly fees associated with the use of the apartment or house are paid:

- Rent,
- licence fees (TV and radio licence fees),
- advance payments for energy consumption (electricity, gas),
- advance payments for services connected with the use of the apartment or house (water and sewerage charges, lighting of common areas in the house, municipal waste collection - in some cities there is no charge, or elevator and other advance payments).



- **NEVER SIGN ANYTHING YOU DON'T UNDERSTAND.**
- **ALWAYS KEEP THE CONTRACT AND DON'T GIVE IT TO ANYONE.**
- **IT IS NECESSARY TO HAVE THE CORRECT RESIDENTIAL ADDRESS EVERYWHERE!** Changes of address must be reported in time, within the specified period.
- **YOU MUST HAVE A MARKED MAILBOX AND DOORBELL AT YOUR HOME ADDRESS.** If this is not possible, we recommend that you set up a data box.



For more information about housing in the Czech Republic, please visit our

website: www.centrumcizincu.cz

(Basic information for foreigners-housing).



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Poradna
pro integraci

Projekt "Centrum na podporu integrace cizinců v Ústeckém kraji" reg. č. CZ.12.01.02/00/23_008/0000008 je financován OP AMIF a MV ČR.