

## At Estonian newspaper „Postimees“ (October 2015), there were given some tips to renters:

1. You don't need to love your lessor, but you should feel that there is easy, objective, practical connection between each other.
2. If you can't find solution in small details (like the payment date or removal of unnecessary furniture) is better not make the agreement.
3. Before you sign the agreement, you must see the apartment.
4. You have to find out how much you have to pay for utilities, you have right to see previous summer and winter season (both) bills.
5. Make a written agreement.
6. Rental agreement is an agreement between two equal sides; you both have rights and commitments, which have to be in balance.
7. Pay rent via bank account or ask receipt after each payment, issued by lessor.
8. Your lessor may ask to visit sometimes the apartment, to see how you take care of the apartment, but he/she never can visit it alone, without your permission.
9. There should be made written property delivery-receiving act.
10. The lessor should be your contact with the house cooperative.
11. Deposit should be paid back during two months after the end of contract, latest.  
Generally it is paid back after last monthly payment.

## Private housing in Tallinn – previous students tips

12. For example, if you like living in the city center, if you like more privacy, or if you don't get the campus accommodation.
13. We searched the apartment using the website <http://www.city24.ee/>. The information on the website is good and it is easy to search for a flat based on the price, location etc. The most important thing is how to deal with the owners because most of the owners do not speak English! So, a tutor will definitely handy in this situation. We paid a month rent to a broker also.
14. Check out, how much in advance you have inform the owner before you want to leave the flat. How to cancel the agreement. It may complicated when you come only for one semester.
15. I am sharing apartment with two more students. There is total rent plus utilities. Next month will be higher due to the high use of heating during February. Find out how much you have to pay for utilities, what is included utilities.
16. I think the apartment should be located near to the bus stops to get trolley number 3 or buses 10, 11, 33 and 36, 27 which go directly to the Uni with no transfer. Otherwise students would need too much time to get to the school. I think it is also important the washing machine on the apartment, because there might be no laundries near your apartment. The apartment must be fully furnished.

17. Personally I prefer to live out of the hostel. I have to spend 20 minutes every day by bus to get the school, but the place where I am living, offers me all the facilities, supermarkets, restaurants, bars, stores, hotels when family and friends are coming, etc.
18. Looking at the price, find out, are the facilities included or not. Heating is expensive at winter time. Stove heating might be cheaper but student never have time to do it by him/herself!  
Choose house with central heating.
19. When using the services of a real-estate agency, you have to pay agent-fee+deposit+1 month in advance.  
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