

HOUSING SEARCH GUIDE

Orientation and accompaniment to independent living



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The different housing solutions

- Temporary housing with friends: protected context while waiting to find other solutions
- Sharing the apartment/room with other roommates paying a reduced price
- Renting an entire apartment by paying a full monthly rent

Choosing a home



How much:

Consider one's economic capacity for rent and utilities (gas, water, electricity, garbage taxes, condo fees) and number of tenants with whom to possibly share expenses



Where:

evaluate in which area of the city (price also varies by neighborhood) proximity of amenities and availability of public transportation



How:

figure out what the house we want should look like (studio or apartment, number of rooms, floor, exposure, etc.) and visit it to see if the general condition of the structure is good

The search for a house



Real estate agencies:

The real estate agent's brokerage is fee-based (usually varies between the amount of one month's rent and 15% of the property's annual rent). His or her assistance is a guarantee.



Public offices

Municipalities and health services often host counters or information points for listening and guidance (and accommodation) to foreign migrant citizens.



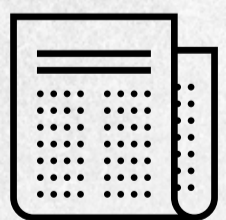
Third sector associations and unions

They offer a service of intermediation, information and guidance in the search for housing, on bureaucratic procedures from on rental laws, etc .



Word of mouth

It is often helpful to spread the word among friends, colleagues, home communities, etc.



Newspapers and trade magazines:

Cost little and often has an online version)
Internet: Facebook groups, marketplaces, dedicated sites such as subito.it, idealista.it, immobiliare.it, etc.

Risks:

Beware of scams

See the house before signing

Don't trust rents that are too low

Never deposit money without being

sure everything is in order Get a receipt

for every payment, even for the security deposit

Read the contract and renewal/termination conditions carefully



Requirements

and necessary documents

1 Valid identification document/passport

2 Valid residence permit

3 Tax identification number

Remember:

The more guarantees you give, the easier it will be to obtain a lease.

Although there is no obligation, it might make it easier for you to provide the landlord/real estate agent :

- latest pay stubs
- employment contract latest Unico form (if self-employed)
- references

The Lease Agreement

The LEASE AGREEMENT is the agreement by which the owner of the dwelling (the LESSOR) allows the tenant (the LESSEE) to use a REAL ESTATE (house, room, or apartment) for a period of time in return for the payment of a fee (RENT).

Registration of the lease of a residential property is mandatory if its duration is more than 30 days in total in the year.



The lease agreement

Date of STIPULATION:

1

Date of signing the contract Data of the LESSOR (i.e. the homeowner)

2

Data of the PROPERTY (house/room): address, premises/rooms, cadastral data, rental use

3

Data of the LOCATOR (or “tenant,” meaning you, the tenant)

4

RENT OR RENTAL RATE: monthly and annual rent

5

DURATION: start and end date of the contract

6

SECURITY DEPOSIT:

money paid as security to the landlord that cannot be claimed before the termination of the contract. It will be returned only if the house is not damaged with a handover report.

The sum is paid when the contract is signed, corresponds to a maximum of 3 months' rent, and does not count as rent substitute.

	AFFITTI A CANONE LIBERO	AFFITTI A CANONE CONCORDATO		
		ORDINARI	A STUDENTI UNIVERSITARI	TRANSITORI
DURATA	4 anni + 4 di rinnovo automatico, tranne casi particolari	3 anni + 2 di rinnovo automatico (o + 3 previa intesa), tranne casi particolari	da 6 mesi a 3 anni + rinnovo automatico dello stesso periodo alla prima scadenza (salvo disdetta)	da 1 a 18 mesi
CANONE	liberamente stabilito nella contrattazione tra le parti	tetto massimo stabilito in accordi territoriali		tetto massimo stabilito in accordi territoriali o d.m. fino al 20% superiore al canone "concordato"

Translation:

DURATA	DURATION
CANONE	FEE
AFFITTO A CANONE LIBERO	OPEN FEE RENT
AFFITTO A CANONE CONCORDATO	AGREED FEE RENT
ORDINAR	Ordinary
A STUDENTI UNIVERSITARI	to università students
TRANSITORI	Temporary
4 anni + 4 di rinnovo (first white block top left)	4 years + 4 years of self-renewal, except in special cases
3 anni + 2 di rinnovo (second white block top left)	3 years + 2 years of self-renewal (or + 3 years with prior agreement) except in special cases
da 6 mesi a 3 anni (third white block top left)	from 6 months to 3 years + automatic renewal of the same period on the first due date, unless terminated
da 1 a 18 mesi (last white block, top right)	from one to 18 months
liberamente stabilito nella contrattazione tra le parti	freely established in the bargaining between the two sides
tetto massimo stabilito in accordi territoriali	maximum rent established in territorial agreements
tetto massimo stabilito etcetc (last white block bottom right)	maximum rent set in territorial agreements up to 20% higher than the agreed rent

After signing the contract

STEP
1

1) DECLARATION OF BUILDING ASSIGNMENT: the landlord must provide notification of building assignment to the Local Public Security Authority (Police Headquarters or Police Station) within 48 hours of the handover of the house.

STEP
2

2) REGISTRATION OF CONTRACT: The tenant must verify that the contract has been registered with the Internal Revenue Service within 30 days of signing (the tenant can also do this). Expenses are split in half between landlord and tenant. Contracts lasting less than 30 days in a year do not need to be registered.

STEP
3

3) ACTIVATION OF UTILITIES: the tenant must activate the contracts for electricity, gas, telephone in his own name.

Residency



As soon as you have the contract, ask the landlord if you can register as a resident at that address and check that no other people are registered there. Then you can proceed with the transfer of residence at the registry office of your local municipality. You will need to go to the town hall closest to your address.

ATTENTION!

Residency is essential for the enjoyment of certain rights, such as renewal of a residence permit, application for an identity card, choice of general practitioner, enrollment in kindergarten, access to municipal social services and possible contributions, filling out ISEE, etc.

Risks.

Black rent:

Contract registration is not only an obligation established by Law but also a guarantee for the protection of tenants' rights.

Leases that are not regularized, that is, not registered with the Internal Revenue Service, are invalid.

Unregistered rent is also called “black rent” and carries penalties for both the tenant and the landlord because, it is a case of tax evasion (in the payment of registration tax).

The tenant will not be able to be evicted quickly, but will risk being sued for “occupation without title.”

Rights and duties

RIGHTS :

You have the right to enter housing that has been left in a well-maintained, sanitary and hygienic condition suitable for habitation, so that you can live well and safely. You have the right to ask the landlord to insure this state for the duration of the contract, and to pay for any necessary repairs.

DUTIES :

You have a duty to pay rent regularly by complying with the terms of the contract. Always ask the landlord for a receipt of payment for each month's rent-especially if payment is made in cash-so that a record of it is always kept.

You have a duty to respect the accommodation, not to cause damage to it and to return it in the state in which you received it; otherwise you will be obliged to provide maintenance expenses to restore the accommodation to the way it was before you moved in.

You may not sublet unless permitted by the contract or agreed with the landlord

When to leave the house

When the contract expires - the date is always indicated. When the owner decides not to renew the contract when it expires, he must give written notice (which is indicated on the contract and usually corresponds to 6 months).

In case this deadline is not met, the contract will be renewed on expiration.

When the tenant wants to cancel the contract early, he or she must comply with the notice and have “serious reasons” that must be specified in the termination letter to be sent by registered mail.

Welcome to

Italy!

