

# TOP TIPS

## LODGE RELOCATION

### 10 IMPORTANT REMINDERS ABOUT RENTING PROPERTY IN SWITZERLAND

01

Lease agreements are commonly 1-year contracts which renew automatically if you do not give notice.

02

Lease agreements commence either on 1<sup>st</sup> or 15<sup>th</sup> of any given month.

03

A guarantee of three-month's rent is required. This can be either a bank guarantee or a guarantee with an insurance provider.

04

The typical notice period is either 3 or 4 months before the termination date.

05

It is standard practice to have a personal liability insurance, which covers potential household accidents, as well as a household insurance.

06

A property inspection is conducted on the day of key handover. It is important to keep a good record of the state of the property including photographs. You are given 10 days to report any potential damage not identified during the check-in inspection.

07

Property keys will not be handed to you on the planned day of inspection unless you have paid the first month's rent, have proof of guarantee and your insurances in place.

08

It is the tenant's responsibility to take care of basic everyday maintenance, as well as maintain appliances by regular cleaning.

09

Giving notice outside of the lease agreement date is possible if you find a new tenant who meets the criteria to replace you under the same conditions.

10

Because the real estate agencies close in December, giving notice for 31<sup>st</sup> December is not accepted.